



Planning Commission Meeting Minutes for – January 6, 2016

Chair Laumbattus called the Meeting of January 6, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Hansen, Oppel, McNett, Farnsworth, Pollard and Cleland-McGrath

Minutes

December 9, 2015 were approved as presented.

Correspondence

Election of Planning Commission Chair & Vice Chair. Commissioner Oppel nominated Mr. Laumbattus for Chair, seconded by Commissioner Pollard and motion passed unanimously. Commissioner Oppel volunteered for Vice-Chair; Commissioner Laumbattus seconded and motion passed unanimously.

Old Business

Continued Public Hearing: West 10th Street Replat/PUD 2015-0001 – Discussion/Possible Action

The Chair then introduced the continued public hearing for a PUD/Replat on West 10th Street. Mr. Cricchio, Associate Planner, explained that the applicant proposes construction of an 8 lot PUD and 1 lot wetland tract (9 lots total) on the subject property. Mr. Cricchio explained this proposal originally went before the Commissioners on December 9, 2015. The Commission conducted a site visit at 3:00 p.m. Mr. Cricchio went on to explain that the proposal includes Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from Lots 5 to 11, Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request of the alley for approximately 185 feet from Lots 1 to 6, Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Mr. Steve Lange, Project Manager for the City of Anacortes gave an overview of how the Public Works Department is structure. Mr. Lange explained that when developments come in for review, the engineering department is responsible for making sure that the public works and fire department needs are met. He explained that the engineering department has worked on this project with the applicant and that the layout

of the proposed project meets the intent of all city requirements for water, sewer, street access, sanitation access, fire access, etc.

Mr. Lange pointed out that the applicant proposes to use a 24 foot wide road with an 80 foot cul-de-sac. The fire department requires 90 feet for fire truck turn around. Eighty feet of the cul-de-sac is paved with a 5 foot sidewalk that goes around the subdivision that is 6 inches thick at grade. This allows the fire truck to drive on the sidewalk to meet turnaround requirements. There are two other reduced sized cul-de-sacs that function within the City. Mr. Lange explained that the subject project does meet all street and road requirements per City Ordinance relative to pedestrian pathways, ADA requirements, neighborhood circulation and connectivity for both vehicles and pedestrians, utility locations and access to utilities. Mr. Lange also pointed out that based on preliminary information, both water quality and quantity can be achieved at the West 7th Street and Kansas Avenue detention pond. Mr. Lange clarified the alley is a publicly owned and maintained right-of-way. In answering a question from Commissioner Oppel and Commissioner Farnsworth, Mr. Lange explained that only 6 homes are allowed access off the cul-de-sac per City Code.

In addressing written concerns from the public, Mr. Lange explained staff conducted a site visit to look at traffic circulation at Kansas, Minnesota and West 10th Street, and found that the intersections function as designed. Neighbors requested that there be a sign put up on Minnesota Avenue stating "Oncoming Traffic Does not stop." Public Works staff believes this is a low-volume intersection and that signage would not benefit traffic flow in this area. In closing, Mr. Lange explained that reducing construction vehicles and noise cannot be avoided during construction, although there is a City Noise Ordinance that limits time of construction noise. The Chair then opened the hearing for public comment. Mr. Cricchio clarified that the hours of construction permitted per City Code is Sunday through Saturday 7:00 am to 10:00 p.m.

Mr. Scott Irving, 8572 South Ridge Place, owner of Irving Construction, explained that he acquired this property about 9 years ago. At that time, because of the cost of extensive rock blasting and the downturn in the economy, they chose to delay the development of this property. After a year and a half of discussion and planning, it became clear to Mr. Irving that the PUD approach would best fit this site and would have the least amount of impact on the forestlands, wetlands and on the neighboring properties. In addressing concerns from the neighbors regarding excessive traffic on West 10th Street, Mr. Irving explained that there is an enough staging area for construction vehicles that there should not be a problem with parking any vehicles on West 10th Street. He also explained that the City wants to see the alley go through. As a developer, Mr. Irving does not care if the alley goes through or not. Relative to traffic concerns from the neighbors, Mr. Irving explained that this development will only increase 1.4 cars that will travel per peak hour.

Finally, Mr. Irving addressed the neighbors' concerns relative to decreasing property values. He explained that his vested interest is to maintain property values in the area. With that, the Chair opened the hearing to take public comment.

Mr. Jim Schemmer, 910 34th Street, Engineer on the project, spoke to concerns regarding decreased lot sizes. He explained that with this application they are meeting all the PUD requirements. Mr. Schemmer explained that if the applicant were to develop the lots as platted, a substantial amount of disturbance would occur in the neighborhood because of chipping of the rock to push West 10th through as well as additional chipping to create each lot. With the proposed PUD, there would definitely be less impact on the neighbors and critical areas. Mr. Schemmer reiterated that there will be plenty of construction staging for parking of construction equipment so that it does not have to be parked along West 10th Street. He also pointed out that the applicant is requesting smaller lots although they will maintain R2 zoning setbacks and density requirements.

Mr. Brian Wetcher, 814 26th Street, as a member of the Forest Board, requested access not be allowed directly from this project to the forest lands. He also requested that instead of a split rail fence, a barrier fence of some kind should be built 6 feet high to eliminate access from these lots directly to the forest lands. He pointed out that there are several accesses to the trail that already exist.

Mr. Bob Hogan, 3616 West 10th Street, referred to his letter that was sent to the Commissioners on December 14, 2015. He spoke against the proposed PUD because it would not be in harmony with the surrounding area. Mr. Steve Williams, President of the Rock Ridge Homeowners Association, on behalf of the Rock Ridge residents, spoke against this proposal relative to increased traffic, creating smaller lots causing property values to decrease.

Ms. Susan Wood, 3803 West 12th Street, spoke against the size of the proposed lots. She believes that the proposal would decrease home values in the area. Ms. Woods suggested that the developer remove one lot to increase lot sizes. Ms. Claudia Hogan, 3616 West 10th Street, asked if the developer is planning on having CCR's for the proposed site. Mr. Don Measamer, Director of Planning, Community & Economic Development, explained that it is the developer responsibility to create and implement CCR's. The City does not require developers to create CCR's as part of a development.

Mr. Vernon Lawrence, 2219 32nd Street, spoke against the PUD process and that existing underlying zoning requirements should be maintained throughout the entire City. Mr. Bob Weathers, 3706 West 11th Street, commended the developer for accessing off West 10th Street, instead of blasting through the rock. Mr. Patrick O'Hern, 11039 Post Drive, expressed his concern regarding construction of PUD's in general around the City. Mr. O'Hern asked how the common open space within the proposed lots will be delineated. In addressing a comment from the public, Mr. Schemmer

explained that the proposed project meets the “lots per gross acre” requirement from the zoning ordinance. The Chair closed the public hearing.

Following discussion and deliberation by the Planning Commission, Planning Commission members do not believe that the proposed 9 lots (which includes the wetland tract) of the subject replat & PUD fit into the neighborhood due to the proposed modification/reduction to lot size. Accordingly, Planning Commission voted 6 to 1 in favor of recommending approval of the subject replat/PUD to City Council provided that the subject replat and PUD be modified as follows: A) the eight (8) proposed buildable lots plus a wetland tract described in the subject proposal above is hereby reduced to (7) plus a wetland tract; B) The proposed extension and connection of an alleyway from the proposed cul-de-sac to the existing alley located to the west of the subject property shall be omitted. C) As shown on the preliminary replat and PUD map (see exhibit 13), four (4) houses are proposed fronting off of West 10th Street. This number shall be reduced to three (3) houses only that are permitted to front of West 10th Street. The amended motion was made by Commissioner Oppel, seconded by Commissioner Cleland-McGrath; Vote: ayes: Pollard, Farnsworth, Oppel, Laumbattus, and Cleland-McGrath, McNett nays: Commissioner Hansen. Motion carried.

New Business

LID Presentation

Mr. Matt Reynolds, Assistant Public Works Director, introduced Mr. David Robinson and Karen Welch who gave an introductory presentation on upcoming Low Impact Development (LID) Standards required by Department of Ecology under the City's NPDES permit. Mr. Robinson provided a brief PowerPoint presentation on upcoming requirements and how the City plans to comply with these regulations. There were no comments made.

Public Hearing: 2016 Comp Plan – Parks/Rec/Open Space & Environment & Conservation Elements

Ms. Libby Grage, Planning Manager, introduced the 2016 Comp Plan Parks/Rec/Open Space & Environment & Conservation Elements. She gave a summary of the comprehensive plan update process. The goal for tonight is to take public comment on the two issues at hand.

Ms. Grage introduced the comprehensive plan element for “Parks, Recreation & Open Space.” She then read to the Commission all the goals and policies relating to this section.

The Chair then opened the hearing to take public comments regarding the "Parks, Recreation & Open Space" comp plan amendments.

Mr. Tom Glade, representing Evergreen Islands, 210 Mansfield Court, asked that the language in 7.6 and 8.5 not be adopted as part of the parks comp plan. Mr. Gary Woodruff, 5206 Heather Drive, feels that the comp plan update for the parks does not focus on community values and sustainability. Mr. Woodruff suggested the City hire a sustainability manager who understands the science, technologies and practices to create sound environmental measures.

Ms. Brenda Lavender, 210 Mansfield Court, encouraged the City to create stronger language in the code for the City to acquire property to add to the forestlands. Ms. Jan Woodruff, 5206 Heather Drive, suggested that the City needs to hire a sustainability manager. She spoke to the importance of government protecting public safety, health and welfare. Ms. Andria Doll, 1319 8th Street, spoke in support of the current draft comp plan for the Parks and Recreation. She also mentioned that the City should address safety in the forestlands by adding more lighting.

After a brief discussion, the Chair continued this discussion to the next Planning Commission meeting.

Meeting adjourned at approximately 9:40 p.m.

