



## **City Council Minutes – April 10, 2006 Continued Meeting of April 3, 2006**

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At 7:30 p.m. Mayor Maxwell called the continued meeting of Monday, April 3, 2006 to order. Roll call found present: Loren Hoboy, Nick Petrish, Erica Pickett, Brad Adams, Bill Turner, Cynthia Richardson, and Brian Geer. Roll call was followed by the Pledge of Allegiance.

### **Morand Bank Stabilization Project**

Ian Munce, Planning Director, described the Morand property situation on Anaco Beach Road. He informed the Council that he has put together a package for their review on the situation that may require some emergency action. A site visit is scheduled at Tugboat Park at 5:00 p.m. on Monday, April 17, 2006. The site visit and material provided will allow the Council the opportunity to take action to expedite the Washington State Department of Fish and Wildlife's response and allow construction before June 15, 2006.

### **Acceptance of Ship Harbor Residential Community (Gilbane) Conditions**

The editorial work reflecting adjustments to the conditions made at the previous meeting was accepted.

### **Public Hearing Comprehensive Plan Update**

Mayor Dean Maxwell opened the public hearing on the Comprehensive Plan. He informed the public that they would have 3 minutes to state their opinions and the comment period would be open until April 21, 2006, for additional written comments. Ian Munce explained the process of updating the Comprehensive Plan and the work the Planning Commission has completed to date in reviewing the public comments and incorporating many comments in their proposed Comprehensive Plan update. Mr. Munce pointed out that there are two issues that are generating the most comments: large-scale retail and the MJB property north of 22<sup>nd</sup> Street. With that, the open comment session commenced.

Warren Tessler argued that allowing retail development in areas currently zoned for industrial and light manufacturing such as March's Point will take away from the downtown and businesses that are currently expanding there.

John Briggs spoke on the inappropriate use of the conditional use process and basically agreed with Mr. Tessler.

Ross Barnes, speaking on behalf of himself and Evergreen Islands, argued that the existing industrial and light manufacturing zoned areas of Anacortes should be preserved to secure future job expansion.

Dave Malseed, speaking on behalf of the Marine Trades Association, pointed out that if the industrial zoning is changed to allow residential housing, it will undermine a successful local boat building and repair industry.

Don Yankacy argued that large scale retail and the MJB project would undermine existing retail business and views would be blocked by the hotel proposed for the MJB property.

Paul Schweiss spoke in support of the MJB plan to develop their property.

Judy Ballinger argued that the MJB property should be developed as currently zoned.

Charles Tull talked about the review process and argued that the “appropriate studies” need to be conducted prior to making any changes in the Comprehensive Plan.

Patty Pattee described the stresses on the City that would result from construction of large retail stores on Highway 20.

Kirk Kennedy presented his opinion regarding the need to continue the economic study and include that new information in the Comprehensive Plan; “Phase II” of the economic study would evaluate alternatives for the City’s economic needs.

Anna Nelson, a land use planner working for MJB, reiterated MJB’s desire to amend the Comprehensive Plan that would allow mixed-use development on their property.

Bill Reading stated his support for retail development on the MJB property and opposition to residential use.

Brent Morrison stated his support for keeping the MJB property as a CM-1 zone due to the problems caused by conflicts between industrial use and residential use and the loss of jobs if the area is rezoned.

Jack Rosellini reiterated MJB’s proposal for the change in the Comprehensive Plan to allow mixed-use residential and multi-residential use on the MJB property.

Ross Barnes asked that the language pertaining to the industrial zone under the commercial goal 1 policy (g) be stricken.

The Public Hearing was closed, except for written comment that will be accepted through April 21, 2006.

Councilmember Petrish added that he would like to have the council members sit down for a round table discussion without pressure from any side on the Comprehensive Plan issues.

At approximately 8:45 p.m. Mayor Maxwell announced that this meeting will be continued to Monday, April 17, 2006 at 5:00 p.m. wherein the City Council will meet at the Skyline Tugboat Park to conduct a site visit in conjunction with the Morand bank stabilization project. No testimony will be taken. At the conclusion of the site visit, the regularly scheduled meeting of April 10, 2006 will be adjourned.