



Planning Commission Minutes for September 9, 2009

Members Present: Commissioners Larry Nelson, Clay Leming, Bertis Rasco, Lin Folsom, Stuart Janke and Marty Laumbattus

Staff Present: Secretary, Michelle Deaton; Director of Planning and Community Development, Ryan Larsen; Assistant Director of Planning, Mr. Don Measamer

The Vice-Chair Mr. Clay Leming called the meeting to order at approximately 7:30 p.m. The minutes from May 27, 2009, June 10, 2009 and June 24, 2009 will be considered at the next hearing.

Correspondence

Mr. Ryan Larsen, Director of Planning Director announced that the Commissioners are welcome to attend "A Short Course on Local Planning" free of charge. This training will be held in Mount Vernon at the Police Court Campus from 6:30 p.m. to 9:30 p.m. on September 15, 2009.

Old Business

Shoreline Master Program Update

Mr. Ryan Larsen gave a power point presentation on the process for updating the City's Shoreline Master Plan. He pointed out that the City of Anacortes has approximately 15.4 miles of salt water shoreline, which comprises approximately 35% of shoreline for Fidalgo Island. Mr. Larsen explained that to date there have been 40 public hearings, 7 Citizen Advisory Committee, Planning Commission meetings and 19 City Council meetings. Additionally, two 60 day comment periods were provided by the City and also by the Department of Commerce. Currently, Mr. Larsen explained that the City is working with the Department of Ecology and a consultant to finalize the shoreline master program.

Mr. Larsen explained that there will be more meetings held with the citizen advisory committee, City Council and the Planning Commission to resolve important issues. The goal is to issue SEPA, which is a threshold determination by the end of November and then a rough draft will be sent to the Department of Commerce for another 60 day comment period. The goal is to submit the final draft to Council for adoption on March 1, 2010. Then staff will compile all the information and send the packet off to DOE for their review and approval, which should take approximately 45 days.

As part of the shoreline update, the Commission will be required to review and comment on the shoreline analysis report to decide setbacks and buffers, shoreline use and

modifications, including over water coverage, shoreline stabilization standards and vegetation restoration priorities.

2009 Comprehensive Plan & Development Regulations Update

The Vice-Chair, Clay Leming introduced the next item on the agenda to review 2009 comprehensive regulations. Mr. Ryan Larsen, Director of Planning & Community Development Regulations update. He explained that Exhibit 8 and Exhibit 12 should be voted on separately.

After little discussion, the Commissioners forwarded the 2009 Comprehensive Plan & Development Regulations on to City Council. This action was made by a motion from Commissioner Rasco seconded by Commissioner Folsom and passed unanimously.

Then a motion was made by Commissioner Laumbattus, seconded by Commissioner Folsom to move Exhibit 8 for review by City Council next year and passed unanimously.

Lastly, a motion was made by Commissioner Janke, seconded by Commissioner Folsom to move Exhibit 12 onto City Council for review next year. Motion by Janke, seconded by Folsom. Vote: Yes: Mr. Leming, Ms. Folsom, Ms. Janke, Mr. Laumbattus; No: Mr. Rasco; Abstained: Mr. Nelson.

New Business

San Juan Passage – Proposed NGPE Native Growth Protection Easement Management/Landscape Plan

Mr. Don Measamer, Assistant Planning Director introduced the proposed landscape plan. He explained that a third party review was done by a certified biologist, as requested by the City Council. Mr. Jim Wiggins, ATSI, completed his review and the applicant has revised the submittal to correspond with Mr. Wiggins report.

Russ Lindquist, Developer and Owner of San Juan Passage, explained that the city previously approved Ship Harbor Development a 100 lot planned unit development and conditional use permit in 2006. Subsequently the developer renamed the subdivision “San Juan Passage”. The developer was required to provide a native growth protection easement and landscape plan. The idea is to create a natural habitat while protecting views and quality of life for the people that will reside here.

Mr. Lindquist assured the commissioners that staff conditions will be met to include irrigation, maintenance of storm water to protect the bluff. In closing, he feels that the San Juan Passage landscape plan restores and maintains the site to the ecological balance that existed before it was clear cut 15 years ago.

In answering a question from Commissioner Janke, Mr. Lindquist stated that protection will be provided along the trail during NGPE development. There were no comments from the audience.

After discussion, the Commission recommended to City Council to approve the landscape plan as submitted. A motion was made by Commissioner Janke, seconded by Folsom and passed unanimously.

Meeting adjourned at approximately 8:25 p.m.