



Planning Commission Minutes – January 10, 2007

Members Present: Commissioners Laurie Gere and Lin Folsom.

Staff Present: Ian Munce, Planning Director

The Chair, Ms. Laurie Gere, called the continued meeting of January 10, 2007 to order at 7:30 p.m. in the Municipal Building Council Chambers. The minutes of December 13, 2006 were accepted as written.

Correspondence

There was no correspondence other than correspondence related to items on the agenda.

OLD BUSINESS

T-Mobile

Mr. Munce, Planning Director, stated that City Staff had mailed a notice to all homeowners adjacent to the proposed T-Mobile cell tower site (Methodist Church/Senior Center/Fidalgo Pool). T-Mobile has agreed to go back and consider other sites. The City has provided T-Mobile with a list of city sites and private sites that are commercially or industrially zoned. Mr. Munce expressed his appreciation for T-Mobile's agreement to continuing the hearing and looking at the new sites.

Shoreline Master Program

Mr. Munce stated that he was providing a copy of the latest Shoreline Master Program draft to each of the Commissioners. He explained that this draft was prepared in response to the second round of comments that were sent to the City Council. These second round changes are found in blue; the original changes are in red. He pointed out that the City Council will be working on this document into February which will give the Commission time to review these new proposed changes. Mr. Munce concluded by indicating that this document would be mailed to those Commissioners that were unable to attend.

NEW BUSINESS

Public Hearing: Shoreline Permit #300 – Port of Anacortes (Puget Sound Rope)

At this time the Chair, Ms. Laurie Gere, announced to those present that she is personal friends with some of those involved with this project and would be willing to step down from this item. Hearing no comments from those in attendance she remained on the Commission and introduced Mr. Munce, Planning Director, to summarize the process for this permit. He indicated that four Commissioners were needed for a quorum; therefore, no decision could be made this evening. He pointed out that those present can move forward with the hearing and that those Commissioners not in attendance will receive a transcript and be forwarded all documents. This will enable a decision to be made in two weeks. Mr. Munce stated that only one comment letter had been received, questioning the height. He also indicated that the Planning Commission is the

decision-making body for Shoreline Permits but can be appealed to the State Shoreline Hearings Board.

Mr. Munce then explained briefly about the location of this project (Port Warehouse 10). The piece of rope-making equipment that is included in this project requires a raised roof to accommodate its height. It is within the 50 foot height limit. He concluded his comments by stating that City staff did not impose any additional conditions on this project other than the standard shoreline permit conditions.

Mr. Randy Longerich, President of Puget Sound Rope, explained that his company is doing more and more business off-shore and that this machine is required to manufacture the size of rope needed. He explained that this machine was built in Germany to specific specifications required by Puget Sound Rope and is the largest of its kind in the world. The machine requires the space vertically and cannot be used horizontally, the noise level is extremely low, and that the machine would not be run 24 hours a day. In answer to a question from Commissioner Folsom, Mr. Longerich stated that this was the only site considered because of its proximity to their present facility and its deep water shipping access.

Mr. Bob Hyde, Executive Director for the Port of Anacortes, spoke in favor of the project stating that this is a state of the art rope spinner, and will give Anacortes the opportunity to stand out in this business. He stated that this is the Manufacturing/Shipping Zone and that this project was appropriately zoned as the height limit in this zone is 50'. He concluded by stating that it will provide Anacortes with badly needed family wage jobs, and that the Port supports this project wholeheartedly.

Mr. Ron Smith, architect for the project, explained that they have tried to keep the maritime look and will blend the construction with present buildings. He stated that only 6% of the footprint of the warehouse will be used for the 50 foot high building extension.

The Chair, Ms. Laurie Gere, then closed the public hearing. She commended Puget Sound Rope and the Port for bringing this state of the art equipment to Anacortes.

Open Record Public Hearing: Conditional Use Permit – Single Family in LM 1 Zone – Vesser – Fidalgo Bay Road

The Chair, Ms. Laurie Gere, opened the open record public hearing. Mr. Munce, Planning Director, gave some background on this conditional use application and the one following. He indicated that both of these properties are off Fidalgo Bay Road. The zoning in this area is Light Manufacturing in part because it includes Sharpe's Corner. The portion annexed was east of the Highway 20 right-of-way. The south part of the bay is owned by the State and controlled by the Department of Natural Resources. These properties are located in an area where the most reasonable use of the property would seem to be single family residences partly because the south part of the bay is being changed from an urban category, which is much more intensive, to a conservation category with less intensive uses that includes single family homes and most likely 100 foot setbacks.

These two applicants have come to apply for a conditional use for a single-family home with 25 foot setbacks. Procedurally, Mr. Munce indicated that he would give each applicant a chance to explain their project, and that a site visit would be scheduled for January 24, 2007 at 4:00 p.m. at

the Vesser property on Fidalgo Bay Road to view both properties. The Planning Commission would then return in the evening for deliberation and recommendation to the City Council. Any appeals received from applicants and/or neighbors would be heard by the City Council. Mr. Munce indicated that both properties would be subject to the newly adopted Tree Preservation and Landscaping ordinances.

Mr. Munce then put up an overhead indicating the location of Mr. Vesser's property, down the bank from Fidalgo Bay Road. He stated that the Grimm property is north of Weaverling Spit. Mr. Vesser's property is narrow and will require some improvements. He then introduced Mr. Jack Vesser who explained that around this area are a few homes and that the area is not appropriate for anything else. He explained that, according to his neighbor, DNR is supportive of this change. Mr. Vesser indicated that although they are not ready at this time he wanted to begin the process, knowing that it will take an extended period of time. Mr. Munce indicated that substantial progress must be made in two years with a possible extension of one year; then completeness within five years with a possible extension of one year.

Ms. Gere, Chair, then continued this public hearing to January 24, 2007 at 7:30 p.m. in the Municipal Building Council Chambers.

Open Record Public Hearing: Conditional Use Permit – Single Family in LM 1 Zone – Roestel – Fidalgo Bay Road

The Chair then opened the open record public hearing on the above project. Mr. Munce presented an overhead showing Mr. Roestel's property further south from Mr. Vesser's property. This property is even more physically constrained in size and with the required 25 foot setback, the applicant has shown that an 800 square foot single-family residence would fit on this property.

Mr. Steve Roestel, applicant, explained that he owns two homes across from this property on the other side of Fidalgo Bay Road. He stated that if the City were to put water and sewer in that area there would be a couple of other properties that would have access to these improvements.

At this time, Ms. Gere, invited Commission and audience to a site visit on Wednesday, January 24, 2007 at 4:00 p.m. at the Roestel property on Fidalgo Bay Road, and continued the public hearing on this conditional use application to Wednesday, January 24, 2007 at 7:30 p.m. in the Municipal Building Council Chambers.

The meeting was adjourned at approximately 8:00 p.m.