



Planning Commission Minutes – September 8, 2010

Members Present: Commissioners Clay Leming, Laurie Gere, Marty Laumbattus, Larry Nelson and Lin Folsom

Staff Present: Director of Planning & Community Development, Ryan Larsen; Assistant Planning Director Don Measamer; Senior Planner, Libby Grage

The Chair, Ms. Laurie Gere called the meeting to order at approximately 7:30 p.m. The minutes from June 23, 2010 were approved as written.

Correspondence

Mr. Ryan Larsen reminded the commissioners this meeting will be continued to the September 13, 2010 City Council Study Session for the purpose of a joint meeting with City Council for a presentation on land use matters/Hearing Examiner.

Mr. Larsen went on to explain that there will be two meetings held in October as well as two meetings in November.

New Business

Shoreline Vegetation Landscape Plan: Fidalgo Villas

Mr. Don Measamer welcomed the commissioners back from summer break. He then introduced the Fidalgo Villas shoreline vegetation landscape plan and two monitoring plans for the plantings and beach stabilization plan. Mr. Measamer explained that the Fidalgo Shores project is located at Cabana Lane and Skyline Way and consists of a 19 single family lot subdivision. He then presented an overhead drawing of the site and planting areas. Mr. Measamer then announced that staff supports the approval of the vegetation landscape plan.

In addressing a concern from Commission Folsom, Mr. Tracy Dreary, consultant on the project, explained that a wave study has been completed on this site and this particular site is down from potential scourer death of storms coming in. He explained that as part of the monitoring and maintenance plan a storm analysis will be completed during winter months.

After discussion, the Planning Commission approved the shoreline vegetation plan, shoreline planting monitoring plan and beach stabilization monitoring plan. This action was taken on a motion by Commissioner Laumbattus, seconded by Commissioner Nelson and passed unanimously.

Shoreline Permit: Anchor Cove Marina East Breakwater Replacement

The Chair, Ms. Laurie Gere introduced the application requesting a Shoreline Substantial Development Permit. Ms. Libby Grage presented an overhead drawing The project is located at the intersection of K Avenue and 5th Street just east of the Guemes Island Ferry Terminal. The existing breakwater is located approximately 400-500 feet off shore and to the northeast of the existing marina slips. It is approximately 83-foot long detached breakwater, which serves to attenuate wave action and boat wake in the marina and consist of approximately 28 creosote timber vertical and batter piles, various timber, vertical planks and timber horizontal wales (beams). All existing timbers and piles are pressure treated with creosote. The new breakwater is proposed to be constructed in substantially the same footprint and will consists of reinforced concrete panels supported by a structural frame with 11 vertical steel "H-piles" and 11 steel batter piles. All existing creosote timbers and piles will be removed and disposed of in an approved upland location. The new breakwater's concrete panels are proposed to extend approximately 7- feet deeper into the water column than the existing breakwater's timber planks in order to provide improved wave protection for the marina. Ms. Grage noted that staff received one comment from the Washington Department of Natural Resources. The Chair then opened the hearing to take public testimony. There were no comments from the audience.

After discussion, the Planning Commission approved the Anchor Cove Marina East Breakwater Replacement subject to staff conditions and combine MDNS conditions to staff conditions No. 5 and that the Chair will review and approve the findings of fact. This action was taken on a motion by Commissioner Leming, seconded by Commissioner Laumbattus and passed unanimously.

Shoreline Permit: Wyman Marina Boat Ramp Improvement (Port of Anacortes)

Mr. Don Measamer, Assistant Director of Planning introduced the proposed shoreline permit for the Wyman Marina Boat Ramp site located between 3rd and "T" and "U" Avenues. The project consists of replacement of an existing 16 foot wide concrete boat ramp to include regarding and approximately 2 feet added to the width. He presented an overhead drawing to show the parking area that will be regarded and resurfaced. The project also includes fencing at the perimeter of the parking area with fire access points as approved by the fire department. Four steel piles will be installed for temporary tie up then removal of existing dolphins (approximately 12 creosote piles). With that, the Chair opened the hearing to take public testimony.

In answering a question from Commissioner Folsom, Mr. Hatchi explained that the proposed boat ramp will be constructed primarily for deep water boats. The commissioner's consensus is to keep the boat ramp open to the public. They also requested that the proposed fence be esthetically compatible with the surrounding area. The Chair then closed the public hearing. There were no comments from the audience.

After discussion, the Planning Commission approved the Shoreline Permit for the Wyman's Boat Launch subject to staff conditions and explained that the replacement of an approximately 83-foot long detached breakwater, which serves to attenuate wave action and boat wake within the moorage of the Anchor Cove Marina. This action was

taken on a motion by Commissioner Nelson, seconded by Commissioner Laumbattus and passed unanimously.

Meeting continued until September 13, 2010 City Council Study Session for the purpose of a joint meeting with City Council for a presentation on land use matters/Hearing Examiner.

Meeting adjourned at approximately 8:00 p.m.