



Planning Commission Public Hearing Minutes for January 23, 2019

This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair McNett called the Public Hearing of January 23, 2019 to order at approximately 5:00 p.m.

Roll Call

Members Present: Commissioners Moffitt, Graf, McNett, Cleland-McGrath, Mount, and Doll

Absent: Commissioner MacKenzie

Minutes

No Minutes were presented

Executive Session (15 Minutes) per RCW 42.30.110(i)

At approximately 5:01, Chair McNett announced that the Planning Commissioners would convene in Executive Session for approximately 17 minutes to discuss potential litigation. At approximately 5:17, the Planning Commissioners returned to the Council Chambers and Chair McNett called the meeting back into regular session. No action was taken in the Executive Session.

Old Business – Continued Public Hearing: Development Regulations Update.

Chair McNett opened the public hearing and invited the public to provide comments and input.

Rene Beliveau, 1408 18th Street, Anacortes. Mr. Beliveau expressed concern over height increases and obstruction of view properties. A review process should be given if the height increases will obstruct the views. Mr. Beliveau also believes a limit should be put on the number of short term rentals (Airbnb) as they do not add to the housing stock, take away from low income housing and just become transient housing. Mr. Beliveau also expressed concern over cottage type housing and the increased density they can create.

Ms. Nancy Oemick, 2111 Pennsylvania Court, Anacortes. Ms. Oemick presented concerns about cottage style housing being developed adjacent to her neighborhood and how it would impact the wetlands and habitat.

Mr. Gene Derig, 1302 K Avenue, Anacortes. Mr. Derig referred to correspondence from the GEMS regarding parking in the R2A zone. Mr. Derig does not support the request in that correspondence.

Mrs. Marilyn Wells Derek, 1302 K Avenue, Anacortes. Mrs. Wells Derig does not agree with the requests presented in the Farah Ali submittal.

Mr. Steve Williams, Rock Ridge Community Association, Anacortes. Mr. Williams provided he supports the concerns presented by Nancy Oemick and how cottage style housing would negatively impact the aesthetics of the area.

Ms. Marilyn Stadler, 2301 35th Court, Anacortes. Ms. Stadler asked for clarification on height increases in the R4 zone to which Ms. Libby Grage, City of Anacortes Planning Manager, provided the proposed language for height increases. Ms. Stadler provided she does not support this in the area adjacent to her home as this will allow more housing in an area that is already overcrowded.

Mrs. Susan Rooks, 1219 10th Street, Anacortes. Mrs. Rooks supports requiring owners of ADU's to live on site.

Mr. Tom Glade, 210 Mansfield Court, Anacortes. Mr. Glade does not support the density increases proposed in Title 19.

Mr. Brian Wetcher, 814 26th Street, Anacortes. Mr. Wetcher expressed concern over a possible change in zoning in the Guemes Channel area that may occur because of the correction to the boundary line which was discussed at the January 9, 2019, Planning Commission meeting. Mr. Wetcher is concerned that this will allow development that is incompatible with the area.

Mr. Don Measamer, Director, City of Anacortes Planning, Community & Economic Development, provided that the clarification does not include the GEM's property and the area is already zoned manufacturing and shipping.

Mr. Hal Rooks, 1219 10th Street, Anacortes. Mr. Rooks urged the Planning Commission to not try to deal with the GEMS proposal dated January 18, 2018.

Mr. Terry Arnett, 2507 Oregon Avenue, Anacortes. Mr. Arnett does not support the additional density proposals and believes the noise issues generated from the Navy planes are incompatible with higher density.

Mrs. Pam Allen, 14533 Jura Place Anacortes. Mrs. Allen addressed the garage setbacks and provided a recommendation that will improve the draft. Mrs. Allen believes the garage setbacks as proposed in 19.42.020 should be removed and keep the same setback as the underlying buildings. Ms. Allen believes that the proposed regulations will not allow creative development of smaller lots and create higher costs.

Ms. Nancy Oemick added that there are other areas within the city that could be redeveloped and allow lower income families to live closer to the amenities such as transportation,

shopping, hospitals, libraries, etc. Ms. Oemick stated none of those amenities are available in her area.

Mrs. Cynthia Richardson 315 V Avenue, Anacortes. Mrs. Richardson reiterated her question from the previous meeting as to how the Planning Commission will determine which of these many requests and suggestions will be incorporated into the draft that goes to the City Council. Mrs. Richardson said that while many suggestions have been incorporated, many have not that are very important.

Mr. Measamer provided the Planning Commissioners will have plenty of time for discussion on the comments as they are received. Staff and the consultants are working on a comment matrix that will identify all the comments received, how they have been addressed, and provide responses to some of those. The Planning Commission will prepare the findings of fact and forward their recommendations with potential changes to draft 3 on to City Council. No public comments are required at that point although the City Council can ask for comments on specific items if they believe it necessary. They can also send certain items back to the Planning commission for further review.

Mr. Alan Schroeder, 4819 Portalis Way, Anacortes. Mr. Schroeder supports the comments made by Ms. Allen and Mr. Strandberg and believes that the proposed regulations would not allow them to construct the same type of properties as they have in the past.

Mr. Jimmy Blais, 2405 First Avenue, Seattle, representing MJB. Mr. Blais urged the Commissioners to review the small details that may cause a project to become much more expensive to develop.

With no further public comments, Chair McNett closed the public hearing and provided that City staff would continue to take written comments until February 13, 2019. Chair McNett encouraged anyone with additional comments to submit them to City staff and the Commissioners would begin their review of all the comments after that date.

The meeting was adjourned at approximately 6 p.m.