

City Council Minutes – January 8, 2018

Mayor Laurie Gere called to order the regular Anacortes City Council meeting of January 8, 2018 at 6:00 p.m. Councilmembers Eric Johnson, Anthony Young, Brad Adams, Liz Lovelett, Bruce McDougall and Matt Miller were present. Councilmember Ryan Walters was absent. Mr. Adams moved, seconded by Mr. Johnson, to excuse the absence of Mr. Walters who was ill. The motion carried unanimously by voice vote. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

City Council Standing Committee Appointments:

Mayor Pro Tem Matt Miller presented Resolution 2007 approving his appointments of councilmembers to standing and external committees for 2018-2019. Mr. Adams moved, seconded by Mr. Young, to approve Resolution 2007. The motion carried unanimously by voice vote.

Housing Affordability & Community Services Committee: Mr. Johnson reported from the committee meeting the prior Thursday at which Planning Director Don Measamer discussed his staff's work to coordinate the draft development regulations with policies adopted in the Affordable Housing Strategic Plan. Mr. Johnson praised staff for actively implementing the plan. He reported that REET 2 funding would not be available for affordable housing projects unless the city were able to first fund all other projects eligible for REET 2 in its Capital Facilities Plan. Mr. Johnson mentioned that Mr. Measamer would pursue potential funding for an Anacortes Community Resources Center staff person from Skagit County. Ms. Lovelett added that Council may in future be invited to write letters of support for related legislation at the state and federal level.

Public Comment

No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

Mr. Adams moved, seconded by Mr. Miller, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of January 2, 2018
- b. Approval of Claims in the amount of: \$168,739.09
- c. Contract Award: Sidewalk ADA Detectable Warning Surfaces (17-028-TRN-003)

The following vouchers/checks were approved for payment:
EFT numbers: 87632 through 87635 and 87638 through 87668, total \$90,192.16
Check numbers: 87669 through 87704, total \$126,123.55
Wire transfer numbers: 225804 through 226400, total \$7,523.68

PUBLIC HEARINGS

Closed Record Decision Hearing: Allen Family Investments Triplex Conditional Use Permit; 1211 & 1213 "H" Avenue, CUP-2017-0003

Associate Planner Kevin Cricchio presented an application from Tom Allen/Allen Family Investments, LLC for a Conditional Use Permit to permit the construction of one (1) additional detached dwelling unit on the east side of the duplex recently constructed on the west side of the subject property at 1211 and 1213 H Avenue. Mr. Cricchio's slide presentation was added to the packet materials for the meeting. He summarized the existing and proposed land use, site zoning and surrounding zoning, history of the building permit for the duplex and the application for the CUP, the neighborhood meeting held and public comments received, relevant zoning code sections and density calculations for the proposal. Mr. Cricchio reported that following

its Pre-Decision Open-Record Public Hearing, the Planning Commission voted 4-0 in favor of recommending approval of the CUP to City Council. He displayed site plans and photographs illustrating the project.

Mayor Gere invited parties of record to address the Council.

Brian Allen, 15492 Snee-oosh Road, representing the applicant, elaborated on the proposal, referring to his slide presentation that was added to packet materials for the meeting. Mr. Allen reported on the attendance at the October 26, 2017 neighborhood meeting and addressed concerns raised at that meeting including traffic, lack of sidewalks, pedestrian safety, compliance with AMC 17.34.050, and piecemeal development. Mr. Allen said that the majority of public comments at the December 2017 Planning Commission public hearing were in support of the project. Mr. Allen responded to councilmember questions regarding the “native area” depicted on the site plan and the projected rent for the finished unit.

Party of Record Marilyn Derig, 1302 K Avenue, asked for confirmation that the revised development regulations currently in process would not allow detached triplex units. Mr. Measamer concurred that the latest draft regulations would not include language to allow three separate units as a triplex but noted that the configuration is allowed under the current code and explained the extensive review and public process still ahead for the revised code.

Mr. Miller noted that the proposed project was consistent with 2016 comprehensive plan goals for increased density in the R3 zone.

No one else wishing to address the Council, Mayor Gere closed the Closed Record Decision Hearing.

Mr. Johnson moved, seconded by Mr. Young, to approve CUP-2017-0003 subject to the recommended conditions of approval. Vote: Young, Adams, Lovelett, McDougall, Miller and Johnson. Motion carried.

OTHER BUSINESS

Public Works 2017 Project Review

Public Works Director Fred Buckenmeyer shared a slide presentation summarizing public works projects undertaken in 2017. His slides were added to the packet materials for the meeting. He highlighted projects performed by the Street and Engineering Departments including 5th Street & O Avenue paving, Heart Lake Road Repair and Cape Seal and subsequent traffic calming efforts, 3rd Street Sidewalk Rebuild, Stormwater Pond Maintenance, Marine Heights Slurry Seal Project, several emergency sewer repairs, sewer manhole replacements, the Tesoro Clean Product Project corridor revisions, Storvik Park Spray Pad infrastructure and parking lot paving, paving and rechannelization of Commercial Avenue in the CBD, water pipeline replacements, NPDES permit management, and design for several ongoing roadway improvements. Mr. Buckenmeyer provided a brief update on the fiber optic project and advised that a more in depth report was scheduled before Council later in the month. He described water system improvements including the Blue Heron reservoirs project and replacement of the water treatment plant intake screens. He mentioned two new initiatives in the GIS department which would be demonstrated to Council at a regular meeting in February. Mr. Buckenmeyer reported on significant renovations at the Operations Shop, increased energy efficiency of the vehicle fleet with the introduction of all electric and propane powered vehicles, and successful completion of two major projects at the wastewater treatment plant, the incinerator scrubber upgrades and the outfall repairs. He described conservation projects to install LED lighting at numerous City facilities, noted the completion of the ADA Transition plan, and listed a number of other completed and ongoing projects that would continue into 2018.

There being no further business, at approximately 7:02 p.m. the Anacortes City Council meeting of January 8, 2018 was adjourned.