



Planning Commission Meeting Minutes for January 9, 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 meeting of January 9, 2019 to order at approximately 5:00 p.m.

Roll Call

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

Minutes

Minutes of November 14 and 28, 2018, were approved as read.

Correspondence

None

Old Business

Public Hearing – Title 19 Development Regulations Update and Zoning Map Amendments

Chair McNett announced the procedure for the hearing and included the hearing will be continued to January 23, 2019, for further consideration.

Ms. Libby Grage, Planning Manager, presented the outline for the meeting and provided a brief presentation on the overall project goals and timelines. Ms. Grage provided a quick overview of the updates that have been incorporated into the third draft which was released on December 18, 2018, for public review. Ms. Grage included that staff would like to present to the Planning Commission for consideration a particular area here in town and a zoning clarification.

With no comments from the Commissioners, Chair McNett opened the public hearing.

Jeff Johnson, 2718 D Avenue, Anacortes. Mr. Johnson stated he is concerned with the change from R2 to R2A and allowing duplexes which he feels will damage the property values.

Chair McNett clarified that this is now the R2 zone and duplexes are conditional use and with the recommendations of the draft code here, we are looking at permitting them outright.

Dan Courtice, 1214 5th Street, Anacortes. Mr. Courtice asked why the border between Old Town and Light Manufacturing goes right down the middle of 5th Street and what the implications are of that. Mr. Measamer provided there are not any proposed changes in the Old Town designation perimeter.

Cliff Finkbohner, 3917 W 3rd Street, Anacortes. Mr. Finkbohner stated that in his review of the proposed changes from R2 to R2A, the impact looks like it can go from 4 to 6 houses per acre and the lot size can be reduced from 60 to 50 feet. Mr. Finkbohner asked if there are any other major changes in that designation.

Mr. Measamer provided that is the high point and is the main changes between the R2 and R2A zones. Mr. Measamer also reminded the audience that they can come in to City Hall and staff can answer any general questions and concerns.

Brian Wetcher, 814 26th Street, Anacortes. Mr. Wetcher thanked and congratulated the staff and the Commission for all the hard work they have put into the very complicated process. Mr. Wetcher asked for clarification on the boundary line change in the area of Lovrics and the original Gateway project and the rezoning. Mr. Wetcher stated it was his understanding that we are returning to the zoning that was in existence by moving a line southwards of light manufacturing at the time of the proposed Gateway project. Mr. Wetcher asked if this will provide the ability of another project similar to Gateway to be proposed in that area as well as what impact this zoning will make on the overall pathway and park zoning for the proposed Tommy Thompson Trail. He also asked how this Light Manufacturing zone would impact that trail development through the Lovrics area.

Chair McNett asked if there may be incompatibility issues having a zoning designation such as Light Manufacturing next to a residential zone.

Mr. Measamer clarified that this is not a zoning change and is a map clarification and our zoning ordinance currently requires that we bring it to the Planning Commission for recommendations to City Council. As a map clarification, when the Gateway Marina project shorelines permit was approved, that zoning was designated as Light Manufacturing. Lovrics was also designated as Light Manufacturing. The current map in your packet reflects that original boundary line and also includes the old railroad corridor. We are providing the new map with clarification of the placement of the boundary line as originally established. The design parameters in the current Title 19 with frontage improvement and design requirements for buildings would be required for any activity in that area as well as screening to residential zones. Additionally, a shorelines permit would be required and which is an additional public process. We do not believe this would be the trail. This is currently private property and various permitting processes would have to be applied for and the City would have the opportunity to work with those applicants in securing easements for the trail.

Nels Strandberg, 408 2nd Street, Anacortes. Mr. Strandberg stated he represents the owner of the proposed Gateway project and they hope to build a successful project there some day. Mr. Strandberg provided that the boundary line is a really a mapping error that is being fixed. Mr. Measamer confirmed that City staff has done extensive research going back years and found that when the maps were converted to digital, the lines started changing. This is a map error and the clarification is moving forward.

Mr. Strandberg discussed garage setbacks and believes the garage setback should be the same as the front yard setback. Mr. Strandberg also stated there needs to be a differentiation between a garage door and a garage and that the new code does not seem to allow for building side entry garages because of the setbacks. Mr. Strandberg believes that reducing the 25 foot setback will incentivize builders to build side entry garages and that in some other zones such as R4 and R4A, the setbacks are 20 feet and that does not seem clear whether it is referring to the garage or the garage doors.

Mr. Strandberg also suggested that the increases for lot coverage in the R4 if underground parking is provided should be applied in the R4A zone as well.

Mr. Strandberg provided the street design section could be designed better and that the current design actually makes them larger with the accommodation of curb, gutters and sidewalks.

Mr. Richard Beattie, 4608 Cutter Drive, Anacortes. Representing the San Juan Passage homeowners association, Mr. Beattie asked if the property adjacent to their development were sold prior to the change in zoning from the current Commercial Marine to the R2 zone, would there be assurance that the property will be designated R2 and not as Commercial Marine.

Mr. Measamer provided that area is currently zoned Commercial Marine and if a complete application were presented before the new codes are adopted, we would have to consider it under the Commercial Marine zoning.

Mr. Terry Schoenthal, 2714 Oakes Avenue, Anacortes. Mr. Schoenthal supports the modification of the R2 to the R2A near his home as even a slight increase in density will increase affordability of housing in the community.

Ms. Gail King, 2315 15th Street, Anacortes. Ms. King expressed concern over the comment period and believes it should be extended in order to have time to fully review the document. Ms. King provided she did not have enough time to review this document to fully understand issues such as concurrency fees, impact fees, and street size among other questions.

Mr. Measamer provided that the City of Anacortes has adopted impact fees for traffic and may possibly adopt a fire impact fee that would address development activities. There are also general facilities charges so for every single family unit that is built in Anacortes, impact fees are assessed to address the impacts of that development. Mr. Measamer is not aware of concurrency fee but invited Ms. King to come to City Hall where he can review the impact fee schedules with her.

Mr. Brian Gentry, a local community developer and home builder, asked that more thought be put into outdoor usable space and incorporating porch areas as open space. Mr. Gentry suggested that having some variance process for usable outdoor space would be helpful.

Chair McNett provided the description for open space which is defined as any part of a property which is unobstructed by structures from the ground upward.

Mr. Bob Bengford, Makers. Mr. Bengford provided that the standard Mr. Gentry was discussing applies to the minimum usable open space for single family residences. Mr. Bengford commented that as long as porches, back porches, or decks are part of the yard and not completely enclosed, that could be counted and may need to be clarified in the standard. Mr. Bengford said we can make that clarification but the intent is that should count.

Ms. Cynthia Richardson, 315 V Avenue, Anacortes. Ms. Richardson expressed concern as to how all the suggested changes will be reviewed and passed on between staff and the Commissioners and that there are some very big issues that need discussion, in particular the MMU zone. She also asked if the public comment period will be open longer than originally noticed.

Chair McNett provided that in determining the MMU, the Planning Commission did not have a consensus on this and so developed a range which the Council can decide on. Chair McNett stated that the Commission is thoroughly reviewing all the changes and comments for inclusion in the next draft. Between staff and the Commission, every single comment is being reviewed and evaluated.

Mr. Measamer provided that the public hearing this evening will be continued to January 23 at 5 p.m. and at that time, once the Commissioners close the public hearing, we will not accept public comment anymore. Mr. Measamer invited the public to provide their comments, either written or at the meetings and if anyone that has questions or needs clarification, please come to City Hall to meet with the Planning managers.

Mr. Jimmy Blais, 2405 1st Avenue, Seattle. Mr. Blais, as the representative of MJB Properties, provided his company has been working with this process for the past 8 years and thanked everyone for working to develop a more sound development regulation and comprehensive plan than we had before.

The MJB property is located north of 22nd Street and south of 17th. Their intent is to develop this as a standalone property that will incorporate mixed use development and not draw from the businesses in the downtown business area. Mr. Blais provided that the current zoning for that property does not allow for the type of development MJB would like to build which they believe will enhance Anacortes

Ms. Nancy Oemick, 2111 Pennsylvania Court, Anacortes. Ms. Oemick presented concern over cottage housing and how it could impact her neighborhood of single family, mostly senior living. Ms. Oemick believes that putting a cottage housing development adjacent to their development is incompatible with the intent of their development, none of the residents were

aware this would happen, and 100% of the residents in this development do not want this adjacent to their homes.

Mr. Measamer provided that when a project such as the cottage housing development comes forward, property owners would be notified and there would be processes to allow the neighbors to have input. Mr. Measamer pointed out that the hearing tonight is in regard to the development regulations. If you have a comment regarding cottage housing in general, we will make note of that. Mr. Measamer also provided that the City has conducted over 12 meetings on this subject and provided public notices in the newspaper and on the City website for every meeting.

Ms. Connie McMillan, 2611 Pennsylvania Court, Anacortes. Ms. McMillan supports everything that Ms. Oemick stated and also provided that if the zoning is changed from R2 to R2A in their area, the increased density would cause too much traffic on their road.

Chair McNett asked if Public Works has been involved in the development of these draft regulations. Mr. Measamer confirmed the PW Engineering Department has been involved from the beginning.

Mr. Frank Jeresky, 2212 10th Street, Anacortes. Mr. Jeresky spoke on the need to develop housing for people that earn more income above the poverty level but still below the typical housing costs associated with Anacortes.

With no further comments, Chair McNett continued the meeting to January 23, 2019 at 5 p.m. and called the meeting to a close at approximately 6:30 p.m.

To view materials related to the Draft Regulations for Title 19 Development Regulations Update and Zoning Map Amendments, click [here](#), or go to <https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>.