



Planning Commission Public Hearing Minutes for July 24, 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](#), or go to

<https://www.anacorteswa.gov/700/Watch-Meetings>.

Acting Chair Cleland-McGrath called the Public Hearing of July 24, 2019 to order at approximately 5 p.m.

Roll Call

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

Absent: Commissioners, McNett, and MacKenzie

Minutes

Minutes from July 10 stand as presented.

Correspondence

One new written comment was submitted to the record.

New Business –

Announcement

Kevin Cricchio, Senior Planner announced that the Planning Commission will now meet at 6:00 PM.

Pre-Decision Open Record Public Hearing – Conditional Use Permit CUP-2018-0002

Acting Chair Cleland-McGrath executed the Appearances of Fairness Doctrine prior to Quasi-judicial hearing.

Kevin Cricchio, Senior Planner, presented a request for a Conditional Use Permit for construction of 9-duplexes (18 dwelling-units total) on the subject property. Additionally, preliminary approval of a 9-lot short plat of the subject property is sought with a stormwater vault to be located on lot #3. This project is also subject to SEPA Environmental Review. The project site is located off Ferry Terminal Road, South of Charlie's Restaurant, which is located in a portion of Section 22, Township 35 North, Range 01 East, Willamette Meridian. The subject property is located in the Commercial Marine Zoning District.

Stephen Nicol, Attorney for Calwest Inc. resident of 1204 Cleveland Ave, Mount Vernon; provided public testimony in response to project complaints including emergency response, geologically hazardous areas, property values, local vegetation/wildlife, parking.

Commissioners discussed traffic concerns and requested clarification from the Public Works Department.

John Semrau, PE, Project Engineer for Calwest Inc. resident of 1005 Digby Road, Mount Vernon; provided testimony and requested revisions to project elements including streets, sewer, and then explained the traffic study.

Allene Quinn, resident of 5414 Sunset Ave, Anacortes; provided testimony in opposition to the development expressing concerns with vegetation and wildlife impacts.

Dr. Lenny Spivak, resident of 5408 Sunset Ave, Anacortes; provided testimony in opposition to the development expressing concerns with tree loss and traffic impacts.

John Hillburn, resident of 1502 Latitude Circle, Anacortes; provided testimony expressing general concerns regarding traffic impacts.

Jim Prosser, resident of 2813 Grady Lane, Anacortes; provided testimony expressing general concerns for traffic along Ferry Terminal Way.

Peter Downing, resident of 5404 Sunset Ave, Anacortes; provided testimony in opposition to the development expressing concerns regarding trees, wildlife, and parking.

Kevin Cricchio, Senior Planner clarified that Fire and WADOT comments were submitted during the Pre-App conference to clarify questions.

Bert Clay, resident of 4927 Portalis Way, Anacortes; provided testimony in favor of the development supporting the increase in diversity of affordable housing options.

Allan Schroeder, Project Proponent, 4819 Portalis Way, Anacortes; provided testimony that the project is meant to change the look and upgrade the entrance to the city for visitors.

John Hillburn, resident of 1502 Latitude Circle, Anacortes; Questioned the ability to use traffic mechanisms to help with these areas and improve traffic flow?

Eric Shjarback, City Engineer described that the traffic was extensively studied and addressed in the Transportation Comprehensive Plan.

Dr. Lenny Spivak, resident of 4508 Sunset Ave, Anacortes; questioned the impact of construction on neighboring trees and eagle habitat.

Kevin Cricchio, Senior Planner, submitted to the record Public Works response to the Access.

With no further comment, Acting Chair Cleland-McGrath closed the public hearing at 7:05 PM.

Commissioners discussed the project and the need for more information in order to make a decision. Acting Chair continued the matter until August 14 with the request for additional information on the project timeline, required elements, report expirations, and an updated project packet.

With no further discussion, Acting Chair Cleland-McGrath concluded the meeting at approximately 7:47 p.m.