

2016 Comprehensive Plan Update

Proposed Agenda for May 24, 2016 City Council Special Meeting

City Council Chambers

11:00 a.m.

1. Introduction
 - a. [Process update](#)
2. Capital Facilities Element discussion
 - a. [Goals and policies](#)
 - b. [Recommended Levels-of-Service](#)
 - c. [Current and recommended fees and rates](#)
 - d. Capital Facilities Plan process update
3. Review of proposed revisions made to other elements
 - a. [Proposed Land Use Designations Map & Future Land Use Map](#)
 - b. Text - [Goals & Policies \(Volume 1\)](#) and [Background Info \(Volume 2\)](#)
4. Next Steps
 - a. Confirm public hearing date
 - b. Discuss public hearing process

Hunt, Marcia

From: Grage, Libby
Sent: Friday, May 20, 2016 4:15 PM
To: City Council
Cc: Gere, Laurie; Measamer, Don; Buckenmeyer, Fred; Curtis, Richard; Reynolds, Matt; Shjarback, Eric; Robinson, Gary; Steffen, Philip; Hoglund, Steve; Hunt, Marcia
Subject: Proposed agenda for 5/24/16 special meeting (2016 Comp Plan)
Attachments: 20160524-Combined-Packet1.pdf

[Here](#) is a link to the proposed agenda for the Special Meeting scheduled for 11:00 a.m. on Tuesday, May 24, 2016. It contains links to additional material that will be discussed at the meeting.

We plan on bringing hard copies of all materials except for the draft Comp Plan text itself. Please let me know ASAP if you'd like a hard copy of the text of the draft Comp Plan.

Additional public comments continue to be received and can be viewed on the website [here](#).

Have a good weekend!

*Libby Grage
Planning, Community & Economic Development Department
City of Anacortes
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Anacortes, WA 98221*

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[2016 Comprehensive Plan Update Info](#)



Get involved.... It's your city!

Our mission is to maintain and improve the quality of life reflecting community expectations through a focus on public participation and employees-mayor-council teamwork.



**Anacortes City Council
NOTICE OF SPECIAL MEETING**

**Tuesday, May 24, 2016
11:00 a.m. – 5:00 p.m.**

**Municipal Building Council Chambers
6th Street and "Q" Avenue**

NOTICE IS HEREBY GIVEN that the Anacortes City Council will hold a special meeting on Tuesday, May 24, 2016 at 11:00 a.m. for the purpose of reviewing proposed revisions to the draft 2016 Comprehensive Plan, and to discuss the Capital Facilities Element.

No public testimony will be received and Council will take no final action at this meeting.

Published: May 18, 2016

**Distribution: City Council
Media**

If reasonable accommodation of a disability is needed please contact Cherri Kahns at 299-1950 at least 48 hours prior to this meeting.

Summary of Public Meetings – 2016 Comprehensive Plan Update
(as of May 24, 2016)

#	Date	Type	Topic
1	March 13, 2013	PC	Public Comment – 2016 Comp Plan update – comments on scope of update
2	March 27, 2013	PC	Discuss Public Participation Plan
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85	May 24, 2016	CC	Study session – review revisions; Capital facilities

Policy CF-1.11. Evaluate the feasibility of the City providing broadband services.

- A. Conduct a fiber-optic infrastructure feasibility study and business model analysis.
- B. Author and work toward implementation of a Broadband Strategic Plan which describes in detail the technology and economic context and outlines the community's options and intended plan to address its broadband needs.

Goal CF-2. Level of Service. Utilize level of service standards that correspond with the Land Use Element and provide a realistic assessment of City resources.

Policy CF-2.1. Establish the following levels of service for City-provided facilities and services. The standards are to guide the future delivery of community services and facilities, and to provide a measure to evaluate the adequacy of actual services:

Table CF-1. Level of Service Standards for services necessary for development.

Service or Facility	Level of Service Standard
Water	A flow volume that meets instantaneous demand together with projected fire flows consistent with the Anacortes Water System Plan, the Skagit County Coordinated Water System Supply Plan and the 1996 Memorandum of Agreement Regarding Utilization of Skagit River Basin Water Resources for Instream and Out of Stream Purposes.
Sanitary Sewer	Collection and treatment of peak wastewater discharge, including infiltration and inflow, consistent with the Sewer System Utility/Comprehensive Plan.
Stormwater	Consistent with the requirements of the current Department of Ecology Surface Water Design Manual and Surface Waste Water Comprehensive Plan adopted by the City.
Parks	As adopted in the Anacortes Parks & Recreation Comprehensive Plan
Transportation	LOS C for City street corridors. Washington State Department of Transportation WSDOT -LOS requirements apply to the State Routes within the City (LOS D). For a complete description of LOS standards for transportation, refer to the Transportation Element.
Police Protection	1.7 officers per 1,000 people Average 5 minute response to emergency calls from time of dispatch. Average 15 minute response to non-emergency calls from time of dispatch.
Fire Protection	*The first engine shall arrive from each fire station with 3 firefighters within 7 minutes 90% of the time, from notification of AFD to effect an initial attack. . (1 min Dispatch, 2 min Turnout, 4 min Travel.) *An Effective Response Force shall arrive within 11 minutes 90% of the time, from notification of the AFD providing at least 12 Firefighters. . (1 min Dispatch, 2 min Turnout, 8 min Travel.) *Using the adopted IFC, High Risk Business Occupancies shall receive an initial inspection twice a year. * Using the adopted IFC, other Business Occupancies shall receive an initial inspection annually.
Schools	See Anacortes School District planning documents.

Summary of Rates and Impact Fees

	Current Rate	Recommended 2016 rate	Recommended 2021 rate
Water			
Average Monthly Single Family Bill (600 Cubic Feet)	\$ 27.32	\$ 32.24	\$ 39.92
Commerical rates are 1.5x the residential rates			
GFC Rate per single family residence (inclusive of tax)	\$ 3,942.87	\$ 4,304.53	\$ 6,112.85
Water rate increase based on 2015 water rate study by FCS Group. GFC increase based on system growth since last GFC study in 2006			
Sewer			
Average Monthly Single Family Bill (600 Cubic Feet)	\$ 45.65	\$ 47.25	\$ 55.25
GFC Rate per single family residence (inclusive of tax)	\$ 8,987.40	\$ 9,171.35	\$ 10,091.07
Sewer rate increase based on sewer capital facilities plan GFC increase based on average system growth in the last 10 years			
Storm			
Single Family Residence Bill (1 ERU of 2000 Sq Ft Impervious Surface)	\$ 5.00	\$ 10.00	\$ 12.50
GFC Rate per single family residence	\$ 1,408.06	\$ 1,760.08	\$ 3,520.15
Storm rate increase based on storm capital facilities plan GFC increase based on same percent increase as regular rate			
Impact Fees			
Road, per dwelling unit	\$ 900.00	\$ 3,000.00	\$ 3,500.00
Parks, per dwelling unit	\$ 615.00	\$ 650.00	\$ 750.00
Fire, \$1 per SF above third floor; repealed in 2016	\$ -		
Fire, New in 2016, \$0.35 per SF for any new building, res. and com.		\$ 875.00	\$ 1,000.00
Road impact fee increase in 2016 based on study, then increased at 3% per year Parks impact fee increase in 2016 based on anticipated need, then increased at 3% per year Fire impact fee increase in 2016 based on CIP developed by Fire, increased at 3% per year			
Total Monthly Utility Bill based on 600 CF consumption	\$ 77.97	\$ 89.49	\$ 107.67
Total GFC and Impact fees for 2,500 SF New Construction	\$ 15,853.33	\$ 18,885.95	\$ 23,974.07

Capital Facilities Plan Rate Component

The summary of rates and impact fees gives us a picture of where we are at and where we need to be, in order to meet the plan we have for capital spending. These rate increases are all based on analysis of the need within each component. Several assumptions have been used in order to project the future needs and rate to pay for those needs.

Water

The water system was recently analyzed by a consultant, who produced a rate study report in 2015. The water user charges are currently based on that study, and the increases thru 2021 are also based on the same.

The last GFC study for the water system was done in 2006. This study recommended a GFC that could be charged by the City of Anacortes. The recommended rates in this summary are based on water system growth since 2006, and reflect a steady increase in the GFC rate from 2016 to 2021.

Sewer

The sewer rate increase outlined in this summary are based on the CIP needs over the next 20 years. The sewer system currently has a fund balance that exceeds the recommended balance based on the City's utility financial policies. However, to avoid a large jump in rates, it is recommended that this fund balance be spent down over the next six years while the monthly rate gradually increases. This increase is reflected in the summary of rates and impact fees.

It is recommended that the sewer impact fees also be gradually increased, based on sewer system growth.

Storm

City staff has spent a considerable amount of time to recently update the storm system plan, specifically taking into account the required upgrades to our system based on our NPDES permit. Spending in the storm system will significantly increase in order for the City to catch up on deferred maintenance and implement required NPDES requirements. The monthly user rates as well as the GFC rates are based on the CIP which reflects the needed improvements.

Impact Fees

Detailed in the comprehensive plan, it is clear that the road system in Anacortes is in need maintenance. The recent study of our impact fees has indicated that road impact fees should increase significantly this year, and increase yearly based on construction cost increases.

The City of Anacortes fire system level of service is what determines the need for a certain number and type of apparatus, as well as facilities to locate these in. Based on a system plan to fit the recommended level of service, it is recommended that the council create a fire impact fee for all new construction. This rate is based on the need over the next 20 years. It is assumed that with the implementation of the new impact fee, the current fire impact fee would be discontinued.

Summary of Updates by Element

May 16, 2016

Introduction

- Updates were made to the “Anacortes Snapshots” section to incorporate comments made by the Samish Indian Nation
- Updates to the number of Comp Plan meetings held and other clarifications were made to the Community Engagement Activities section

Land Use

Volume 1

- The Future Land Use Map (FLUM) (Figure LU-1) was updated to reflect the most recent Council direction. Figure LU-9 in the Background Information (Volume 2) is a companion map that specifically shows/describes the Council-directed changes.
- The labels on Figure LU-1 FLUM were replaced with the land use designation descriptions, rather than zoning descriptions.
- Table LU-1 (Land Use Designations) was updated to more generally describe intended uses within each designation.
- A proposed “Mixed Use Business Overlay” was added to Table LU-1 to address Council direction for the Sharpe’s Corner Business Park area (Residential High Density).
- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.

Volume 2

- Updates to residential and employment growth targets and capacity discussion to reflect most recent Council direction.
- Updates to Figure LU-9 (Proposed Land Use Designations Map) to reflect the most Council Direction and additional text describing the process.

Housing

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.

Volume 2

- Added discussion about the establishment of the City Council Affordable Housing & Community Services Committee.
- Other minor edits to improve organization and readability.

Economic Development

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.
- Updates to reflect direction given in the KT Retail Analysis.
- Updates to reflect direction given in the (draft) Strategic Tourism Promotion Strategic plan.

Volume 2

- Added discussion about the Anacortes Retail KT Analysis Report.

Environment & Conservation

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- Best available science, tree removal permitting, and solar access policies were added.
- More graphics and call-out boxes were added.

Volume 2

- Minor grammatical changes.
- Added critical areas map.

Parks, Recreation & Open Space

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.

Volume 2

- Added Open Space Connectivity Map.

Transportation

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- Changes to address impact fee calculation update.
- More graphics and call-out boxes were added.

Volume 2

- Updates to Traffic Level of Services Analysis including revised traffic impact fee calculations.
- New section added regarding projected 20-year transportation revenues.
- Minor changes to improve organization.

Capital Facilities

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.

Volume 2

- Minor changes to improve organization.
- Added facilities to the general government inventory.
- Added map of Airport Influence Area.

Other issues:

- Further discussion about Levels of Service was deferred to the special meeting scheduled for May 24, 2016 at 11:00 am.
- Council requested staff investigate the encourage vs. mandate conversion from septic to sewer hookup. How are other jurisdictions handling the question?
- Request for clarification of the definitions of industrial users, wholesale users, and commercial users prior to future meeting on impact fees.

Utilities

Volume 1

- Various changes were made to the goals and policies to reflect Council comments and discussion and to improve clarity and intent.
- More graphics and call-out boxes were added.
- Added sustainable water use policy as recommended by the City Council Public Works Committee.

Volume 2

- No changes made.

19.75.020 Applicability.

- A. This Chapter applies to impact fees, which are required for all building permits in the categories of development activity identified in the City's impact fee schedule.
- B. Exemptions. The following are exempt from the payment of impact fees:
 - 1. Replacement to a similar intensity of a residential structure or mobile home having been actively occupied for the three previous years with a new residential structure or mobile home at the same site or lot when such replacement occurs within 12 months of the demolition or destruction of the prior structure or the removal of the mobile home;
 - 2. Alterations or expansion or enlargement or remodeling or rehabilitation or conversion of an existing dwelling unit or units where no additional units are created and the use is not changed;
 - 3. The construction of accessory structures to a residential use that will not create additional impacts on public facilities;
 - 4. Miscellaneous improvements, including, but not limited to, fences, walls, swimming pools, and signs;
 - 5. Demolition or moving of a structure.
- C. Building permits are exempt from the payment of impact fees if mitigation has been provided, in lieu of impact fees, as specified below prior to the date of the ordinance codified in this Chapter:
 - 1. A developer and the City and the affected district have entered into a voluntary agreement for the payment of fees, dedication of land, or the construction of a public facility segment by the developer; or
 - 2. A SEPA mitigation condition exists imposing the obligation of the payment of fees, dedication of land, or the construction of a public facility segment upon the developer on behalf of the district; or
 - 3. A land division condition exists imposing the obligation of the payment of fees, dedication of land, or the construction of a public facility segment upon the developer on behalf of the district.
- D. Per RCW 82.02.100, a building permit for a single-family home in which a residential fire sprinkler system is installed is exempt from the impact fee for fire, not including any proportionate share related to the delivery of emergency medical services.

19.75.030 Calculation, Assessment, and Deferral.

- A. Impact fees are calculated at the time the building permit is issued at the rate then in effect. Applications do not vest to the impact fees in effect at the time of application.
- B. Impact fees are due at the time the building permit is issued, except an applicant for a building permit for a single-family residence may defer payment pursuant to this Subsection.

1. Deferrals are limited to 20 building permits per applicant, as defined in RCW 82.02.050(3)(g)(i), per year.
 2. The applicant must grant and record a deferred impact fee lien in favor of the City, on forms provided by the Department, concurrent with the Department's issuance of the building permit.
 3. The deferral lasts 18 months or until final inspection, whichever is earlier.
 4. The Department must withhold certification of final inspection until the applicant pays the impact fees in full.
- C. When an impact fee is required, the City may also collect an administration fee, per the adopted fee schedule, to cover the cost of administration.

19.75.040 Partial Exemption for Low-Income Housing.

- A. Impact fees for building permits for low-income housing may receive a discount of 80% per RCW 82.02.060.
- B. Low-income housing means housing with a monthly housing expense that is no greater than thirty percent of eighty percent of the median family income adjusted for family size, for the City where the project is located, as reported by the United States Department of Housing and Urban Development.
- C. The discount must be conditioned on requiring the developer to record a covenant with the County Auditor that:
 1. prohibits use of the property for any purpose other than for low-income housing;
 2. addresses price restrictions and household income limits for the low-income housing;
 3. provides that if the property is converted to a use other than for low-income housing, the property owner must pay the applicable impact fees in effect at the time of conversion.
- D. If the City collects impact fees on behalf of a school district, the school district must approve the discount.

2016 Comprehensive Plan Update

- City Council Special Meeting



City Council Chambers
May 24, 2016
11:00 a.m.

Meeting Objectives

- Prepare the 2016 Comp Plan for a final public hearing by:
 - Review the recommended Levels of Service in the Capital Facilities Element and recommended fees and rates
 - Review and confirm all other revisions/updates made based on council direction

Agenda

1. Introduction

- a) Process update

2. Capital Facilities Element discussion

- a) Goals and policies
- b) Recommended Levels-of-Service
- c) Current and recommended fees and rates
- d) Capital Facilities Plan process update

3. Review of proposed revisions made to other elements

- a) Proposed Land Use Designations Map & Future Land Use Map
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(as of May 24, 2016)

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Updated Schedule

2016 Comprehensive Plan Update City Council Review Schedule*

Month	April					May					June					July				
Date (week of)	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	6	13	20	27	
Commerce 60-Day review																				
CC Meeting - Intro, Land Use, Housing																				
CC Meeting - Land Use, Housing, cont.																				
CC Meeting - Transportation																				
CC Meeting - Economic Development																				
CC Meeting - Parks/Rec; Env./Conserv.; Capital Facilities, Utilities																				
Staff incorporate CC revisions																				
CC review of revisions																				
CC Meeting - Public Hearing																				
Incorporate changes, if needed																				
CC Meeting - Adopton																				

*Dates are subject to change.

Contact Libby Grage, 360-299-1986 or libbyb@cityofanacortes.org for most current information.

Updated 5/23/16

Capital Facilities Element Discussion

1. Capital Facilities Element discussion

- a) Goals and policies
(<http://www.cityofanacortes.org/CompPlan20161stDraft.php>)
- b) Recommended Levels-of-Service
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Stormwater	Consistent with the requirements of the current Department of Ecology Surface Water Design Manual and Surface Waste Water Comprehensive Plan adopted by the City.
Parks	As adopted in the Anacortes Parks & Recreation Comprehensive Plan
Transportation	LOS C for City street corridors. Washington State Department of Transportation WSDOT LOS requirements apply to the State Routes within the City (LOS D). For a complete description of LOS standards for transportation, refer to the Transportation Element.
Police Protection	1.7 officers per 1,000 people Average 5 minute response to emergency calls from time of dispatch. Average 15 minute response to non-emergency calls from time of dispatch.
Fire Protection	*The first engine shall arrive from each fire station with 3 firefighters within 7 minutes 90% of the time, from notification of AFD to effect an initial attack. . (1 min Dispatch, 2 min Turnout, 4 min Travel.) *An Effective Response Force shall arrive within 11 minutes 90% of the time, from notification of the AFD providing at least 12 Firefighters. . (1 min Dispatch, 2 min Turnout, 8 min Travel.) *Using the adopted IFC, High Risk Business Occupancies shall receive an initial inspection twice a year. * Using the adopted IFC, other Business Occupancies shall receive an initial inspection annually.
Schools	See Anacortes School District planning documents.

Recommended Levels of Service

“A Level of Service Standard (LOS) is a locally-determined level, adopted in the comprehensive plan, that informs the public, developers, and decision –makers about the quality or quantity of a facility or service that will be maintained as growth occurs”.

Current & Recommended Fees

Summary of Rates and Impact Fees

	Current Rate	Recommended 2016 rate	Recommended 2021 rate
Water			
Average Monthly Single Family Bill (600 Cubic Feet) Commercial rates are 1.5x the residential rates	\$ 27.32	\$ 32.24	\$ 39.92
GFC Rate per single family residence (inclusive of tax)	\$ 3,942.87	\$ 4,304.53	\$ 6,112.85
Water rate increase based on 2015 water rate study by FCS Group. GFC increase based on system growth since last GFC study in 2006			
Sewer			
Average Monthly Single Family Bill (600 Cubic Feet)	\$ 45.65	\$ 47.25	\$ 55.25
GFC Rate per single family residence (inclusive of tax)	\$ 8,987.40	\$ 9,171.35	\$ 10,091.07
Sewer rate increase based on sewer capital facilities plan GFC increase based on average system growth in the last 10 years			
Storm			
Single Family Residence Bill (1 ERU of 2000 Sq Ft Impervious Surface)	\$ 5.00	\$ 10.00	\$ 12.50
GFC Rate per single family residence	\$ 1,408.06	\$ 1,760.08	\$ 3,520.15
Storm rate increase based on storm capital facilities plan GFC increase based on same percent increase as regular rate			
Impact Fees			
Road, per dwelling unit	\$ 900.00	\$ 3,000.00	\$ 3,500.00
Parks, per dwelling unit	\$ 615.00	\$ 650.00	\$ 750.00
Fire, \$1 per SF above third floor; repealed in 2016	\$ -		
Fire, New in 2016, \$0.35 per SF for any new building, res. and com.		\$ 875.00	\$ 1,000.00
Road impact fee increase in 2016 based on study, then increased at 3% per year Parks impact fee increase in 2016 based on anticipated need, then increased at 3% per year Fire impact fee increase in 2016 based on CIP developed by Fire, increased at 3% per year			
Total Monthly Utility Bill based on 600 CF consumption	\$ 77.97	\$ 89.49	\$ 107.67
Total GFC and Impact fees for 2,500 SF New Construction	\$ 15,853.33	\$ 18,885.95	\$ 23,974.07

Avg. Building Permit Fee (plan review, etc.):
\$3,500 - \$4,000

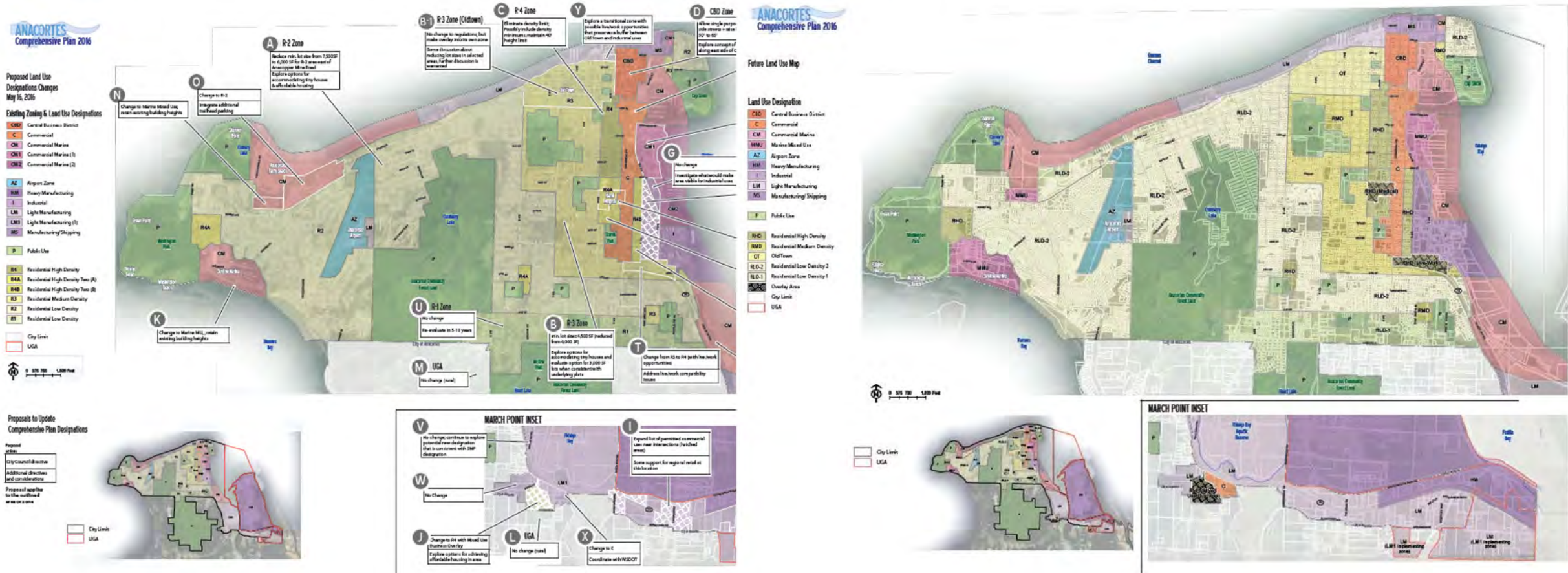
Draft Capital Facilities Plan Update Schedule

CITY OF ANACORTES			
SCHEDULE FOR 2017 - 2022 Capital Facilities Plan (CFP)			
Event	Responsible Department	Date	Meeting Place
CFP kickoff meeting	Finance	5/4/16	Council Chambers
Inventory of existing facilities	Departments	5/20/16	Email to Steve in Finance
List of capital projects for 6 year plan	Departments	6/10/16	Email to Steve in Finance
Revenue projections	Finance	6/17/16	Review with Mayor week of 6/13
Mayor review of CFP	Mayor/Finance		Mayor's office
Meet with Departments to review projects and revenue sources	Finance	With budget meetings 8/8-8/26	Finance will coordinate meetings
Transmittal of CFP package to Council	Mayor/Finance	Sept TBD	Council Chambers (regular meeting)
Council Review of CFP <i>(new and existing)</i>	Council / Finance	Sept TBD	Council Chambers (study session)
Council Review of CFP <i>(optional second session if needed)</i>	Council / Finance	Sept/Oct TBD	Council Chambers (study session)
Public Notice of CFP Public Hearing shall be published once a week for two weeks prior to the public hearing	Finance	10/10, 10/17	To Paper by noon Fri 16
Public hearing on 2014-2019 CFP; possible adoption via ordinance	Council / Finance	10/24/16	Council Chambers (regular meeting)
Adoption of CFP via ordinance	Council / Finance	11/7, 11/14	Council Chambers (regular meeting)

Review of proposed revisions made to other elements

a) Proposed Land Use Designations Map & Future Land Use Map

b) Text – Goals & Policies (Volume 1) and Background Info (Volume 2)



Review of proposed revisions made to other elements

- a) Proposed Land Use Designations Map & Future Land Use Map
- b) Text – Goals & Policies (Volume 1) and Background Info (Volume 2)

Next Steps

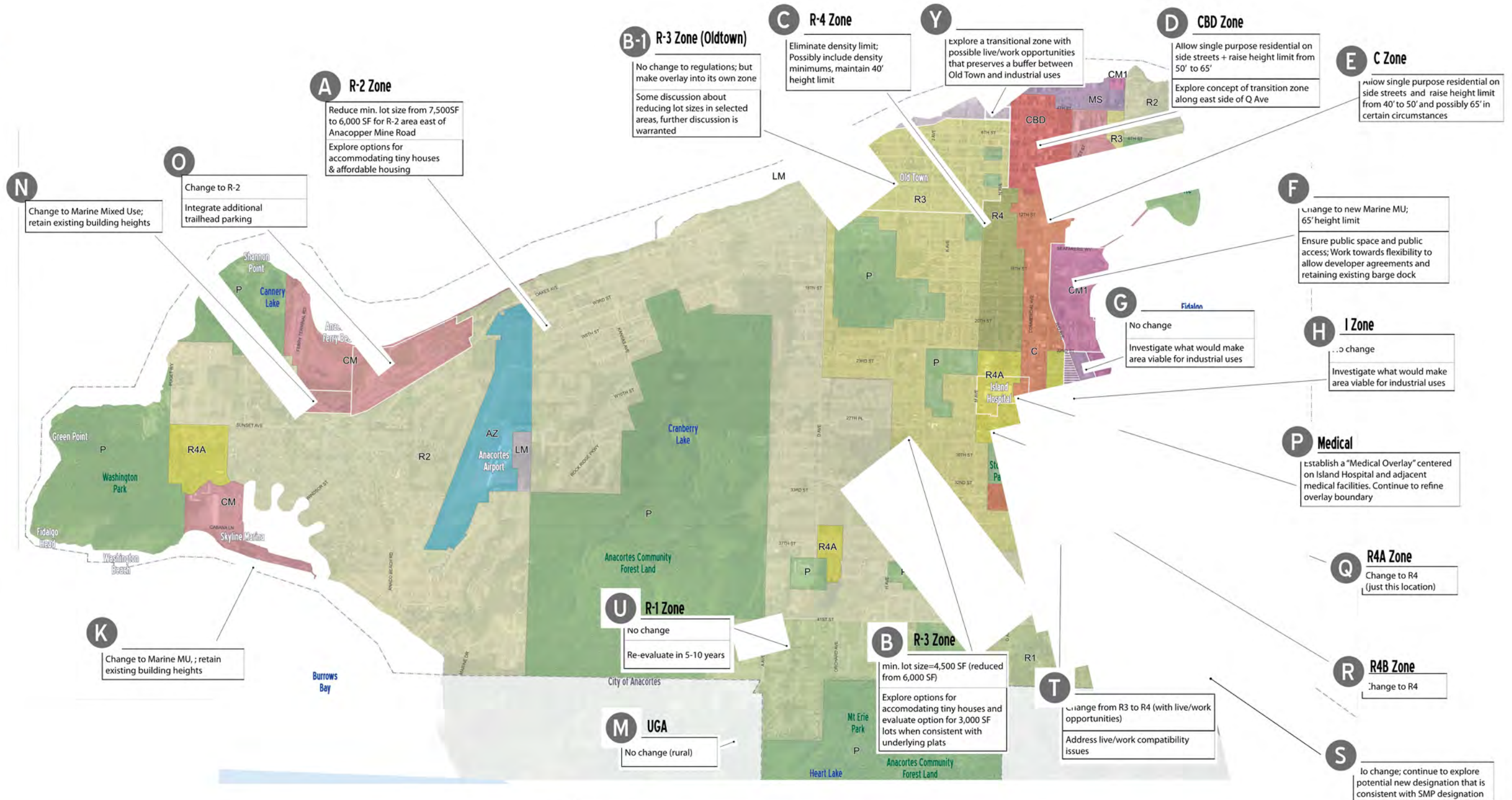
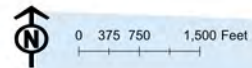
- Make needed changes; publish revisions on website
- Public Hearing – June 20
- Make any needed changes
- Plan adoption – July, 2016

ANACORTES Comprehensive Plan 2016

Proposed Land Use
Designations Changes
May 16, 2016

Existing Zoning & Land Use Designations

CBD	Central Business District
C	Commercial
CM	Commercial Marine
CM1	Commercial Marine (1)
CM2	Commercial Marine (2)
AZ	Airport Zone
HM	Heavy Manufacturing
I	Industrial
LM	Light Manufacturing
LM1	Light Manufacturing (1)
MS	Manufacturing/Shipping
P	Public Use
R4	Residential High Density
R4A	Residential High Density Two (A)
R4B	Residential High Density Two (B)
R3	Residential Medium Density
R2	Residential Low Density
R1	Residential Low Density
	City Limit
	UGA

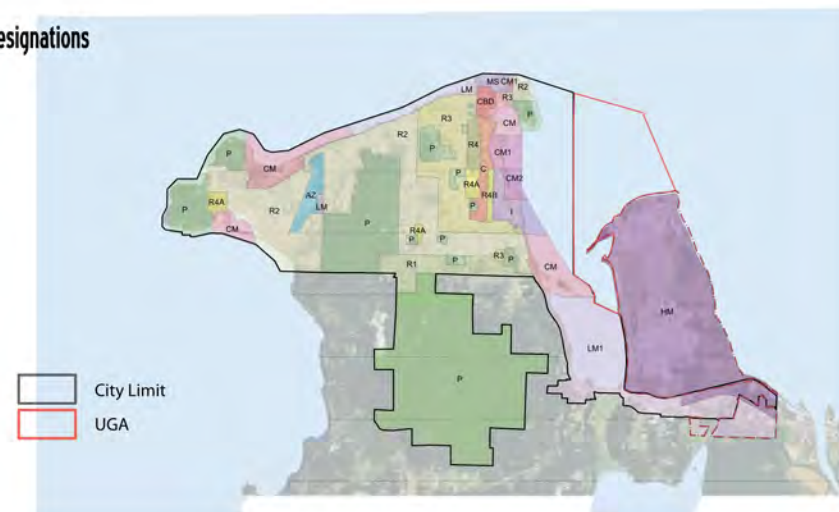


Proposals to Update Comprehensive Plan Designations

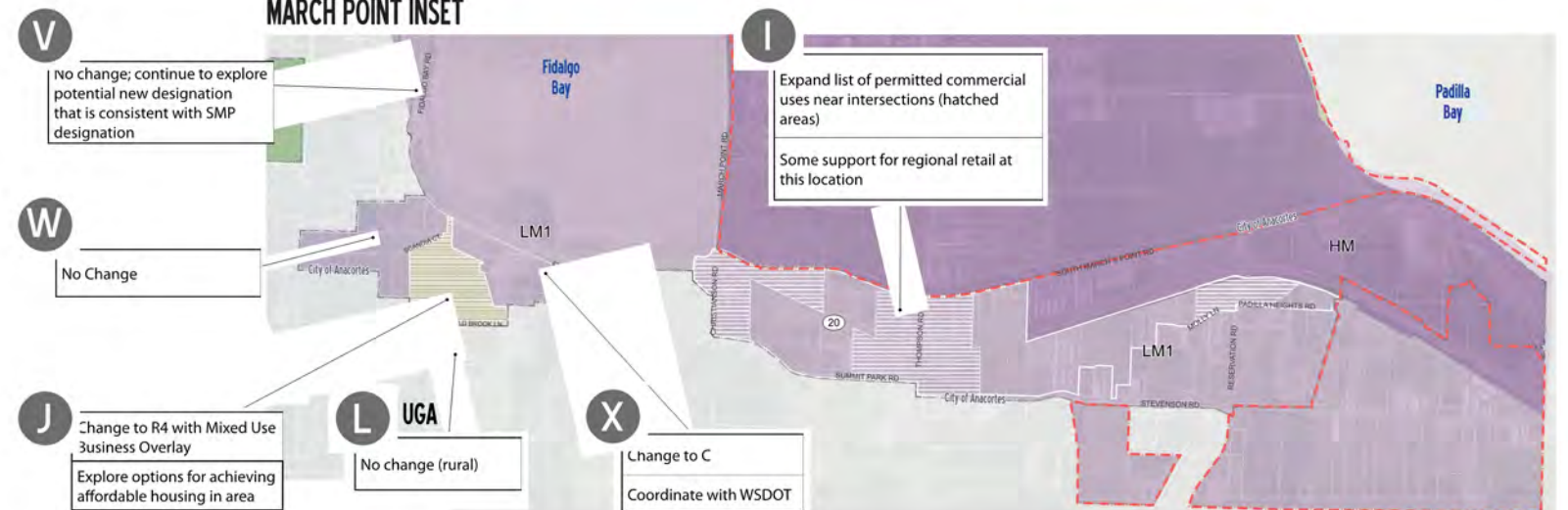
Proposed actions

City Council directive
Additional directives and considerations

Proposal applies to the outlined area or zone



MARCH POINT INSET



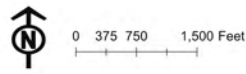
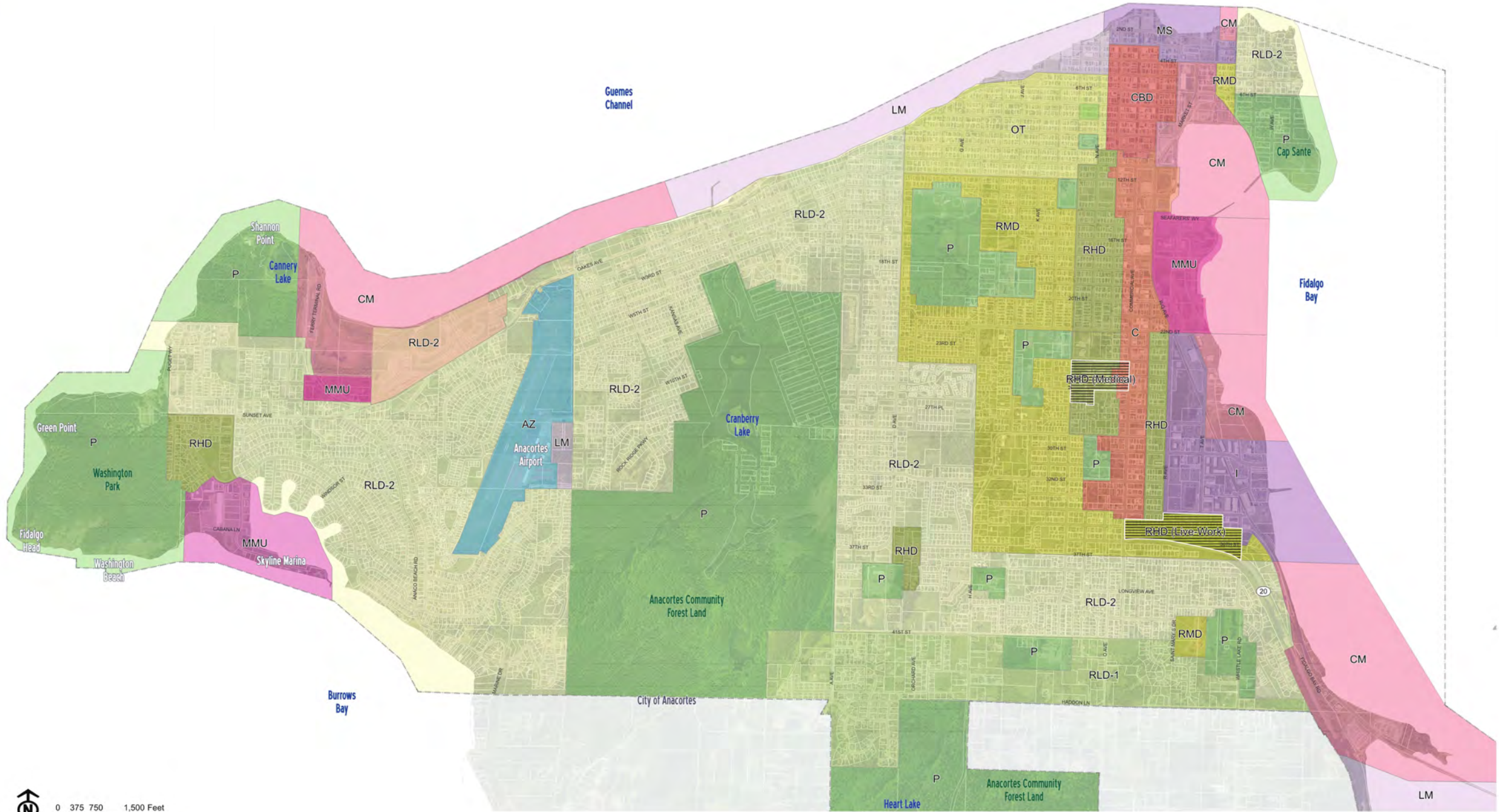
Future Land Use Map

Land Use Designation

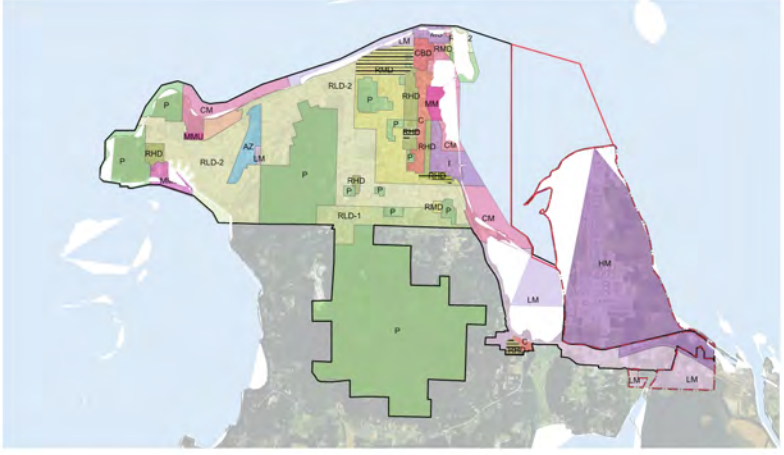
- CBD Central Business District
- C Commercial
- CM Commercial Marine
- MMU Marine Mixed Use
- AZ Airport Zone
- HM Heavy Manufacturing
- I Industrial
- LM Light Manufacturing
- MS Manufacturing/Shipping

- P Public Use

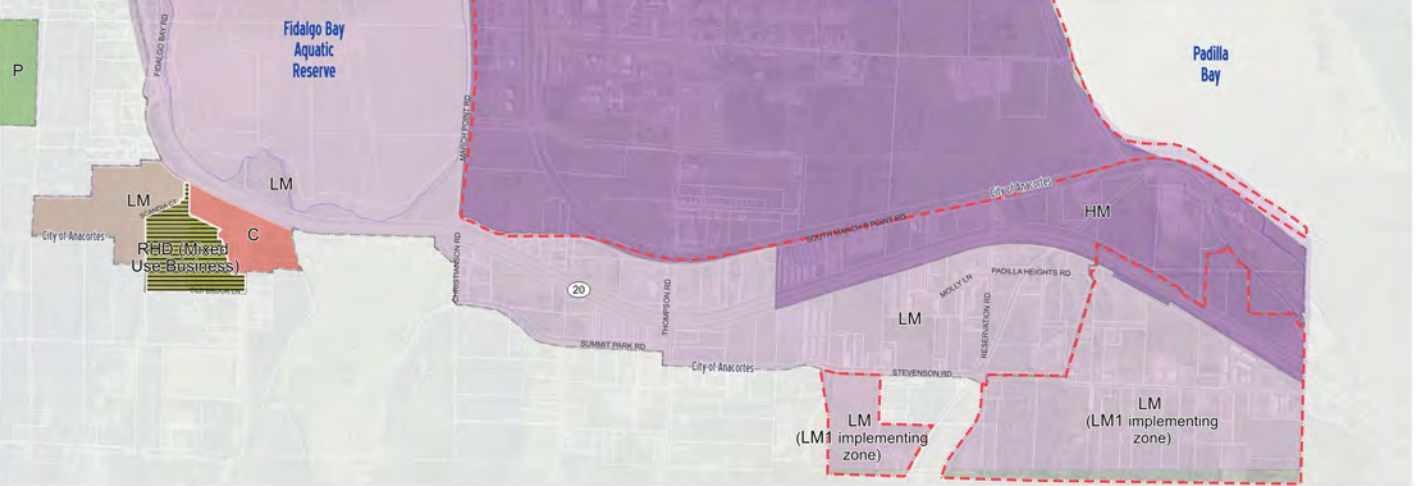
- RHD Residential High Density
- RMD Residential Medium Density
- OT Old Town
- RLD-2 Residential Low Density 2
- RLD-1 Residential Low Density 1
- Overlay Area
- City Limit
- UGA



- City Limit
- UGA



MARCH POINT INSET



FIRE PROTECTION LEVEL OF SERVICE



SIX YEAR PLAN – LEVEL OF SERVICE

(Imminent Rescue Capability-Effective Response Force)

2017-2022 Fire Department Budget							
Year	LEVEL OF SERVICE	Annual Costs	Revenue Source	Capital	Operational	Initiative Cost	Avg. Annual Homeowner costs
2017	Fund Existing Equipment Replacement (Add 100K)	\$ 100,000	Impact Fee (.35 Sq Ft)	\$ 100,000		\$ 875	\$ 125,478
2017	Volunteer Coordinator Contract	\$ 30,000	General Fund	\$ -	\$ 30,000	\$ 0.01	\$ 3.61
2018	Construct Station #3 (March Point)	\$ -	Reserves	\$ 1,500,000		\$ -	\$ -
2019	Provide 24 Response From Station #3 (March Point)	\$ 130,000	Expired PSB Revenue	\$ -	\$ 130,000	\$ 0.05	\$ 15.66
		\$ 70,000	GEMT	\$ -	\$ 70,000	\$ 0.03	
	(Total \$450,000)	\$ 250,000	Added EMS Contract	\$ -	\$ 250,000	\$ 0.09	
2020	Main Station: Provide Imminent Rescue Capability	\$ 145,000	General Fund	\$ -	\$ 145,000	\$ 0.06	\$ 17.46
2021	Skyline Station: Provide Imminent Rescue Capability	\$ 145,000	General Fund	\$ -	\$ 145,000	\$ 0.06	\$ 17.46
2022	Marches Pt: Provide Imminent Rescue Capability	\$ 145,000	General Fund	\$ -	\$ 145,000	\$ 0.06	\$ 17.46
2022	Perform Annual Fire Inspections (Civilian Inspector)	\$ 95,000	General Fund	\$ -	\$ 95,000	\$ 0.04	\$ 11.44
				NEW REVENUE SOURCES		\$ 0.20	\$ 63.84

WSRB and EMS MASTER PLAN RECOMMENDATIONS

SIDE BY SIDE COMPARISON OF RECOMMENDATIONS

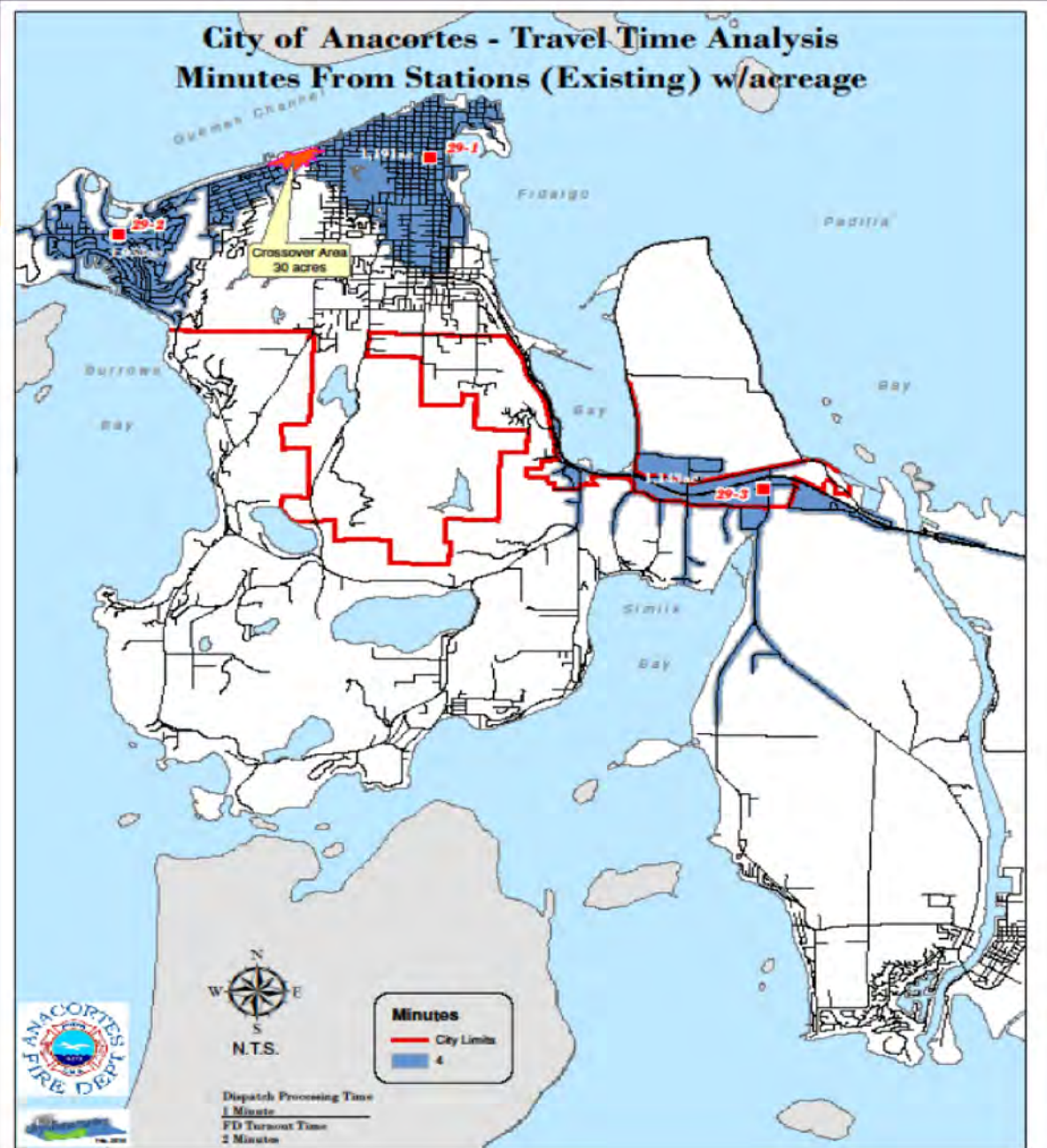
Washington Survey Rating Bureau		FIRE/EMS Master Plan
Basic Fire Flow Required for City of Anacortes (4,250 Gallons Per Minute), a 21% Increase over last rating.		"... 113 buildings have a required fire flow of 2,000 gallons per minute (GPM) or higher. 23 buildings have fire flows exceeding 4000 GPM and 4 building at 6,000 GPM or more." "Anacortes Fire Department is <u>not staffed</u> to handle fires larger than 200 GPM (FIRE/EMS Masterplan, p17)."
Fire Department	Score	Fire Department
Required to have 4 Fire Engines	D	No Recommendation
Ladder Trucks	A	
Distribution of Fire Stations	A	Evaluate efficacy of moving Station #1; Construct Joint March Point Fire Station and provided 24 hour staffing.
Pumper Capacity	A	No Recommendation
Age of Equipment on Apparatus	D	Develop Capital Plan with matching revenue.
Number of Fire Officers	D	No Recommendation
Department Staffing Level	F	Provide a minimum of 3 firefighters at each fire station on a 24-hour basis to provide an "Imminent Rescue" capability.
Large Water Stream Devices	B	
Amount of Equip. on Apparatus	B	
Quantity of Fire Hose	A	
Condition of Hose	B	
Training Program	F	Hire regional Training Officer to coordinate training programs, and develop comprehensive training program.
Response Plans	A	
Fire Deployment Staffing on Fires	F	24 Hour staffing at each station and construct fire station #3
Special Protection	D	Train Firefighters at Technical Rescue certification, Operations Haz Mat, develop regional rope rescue team, and provide Fire Boat capability.

SIDE BY SIDE COMPARISON OF RECOMMENDATIONS

Washington Survey Rating Bureau		FIRE/EMS Master Plan
911 Dispatch Center	Score	911 Dispatch Center
Dispatch Facilities	F	No Recommendation
CAD System Equipment	D	No Recommendation
Staffing and Training	C	
Fire Safety	Score	Fire Safety
Fire Code Oversight	F	Hire full-time civilian fire inspector
Fire Code Inspections	F	Hire full-time civilian fire inspector
Confidence Testing	A	
Public Education	F	Hire full-time civilian fire inspector
Fire Investigations	B	Succession plan for Certified Fire Investigator.
Adoption of Codes	B	WUI Assessment and Marina Automatic Fire Protection
Water Supply	Score	Water Supply
Adequacy of Water Supply	A	
Distribution of Hydrants	A	
Hydrant Size and Fittings	A	
Operation and Maintenance	F	Develop plan to transfer hydrant inspections.
Administrative		Administrative
No Comment		Adopt Response Time Goals for each service type, develop Comprehensive financing strategies..

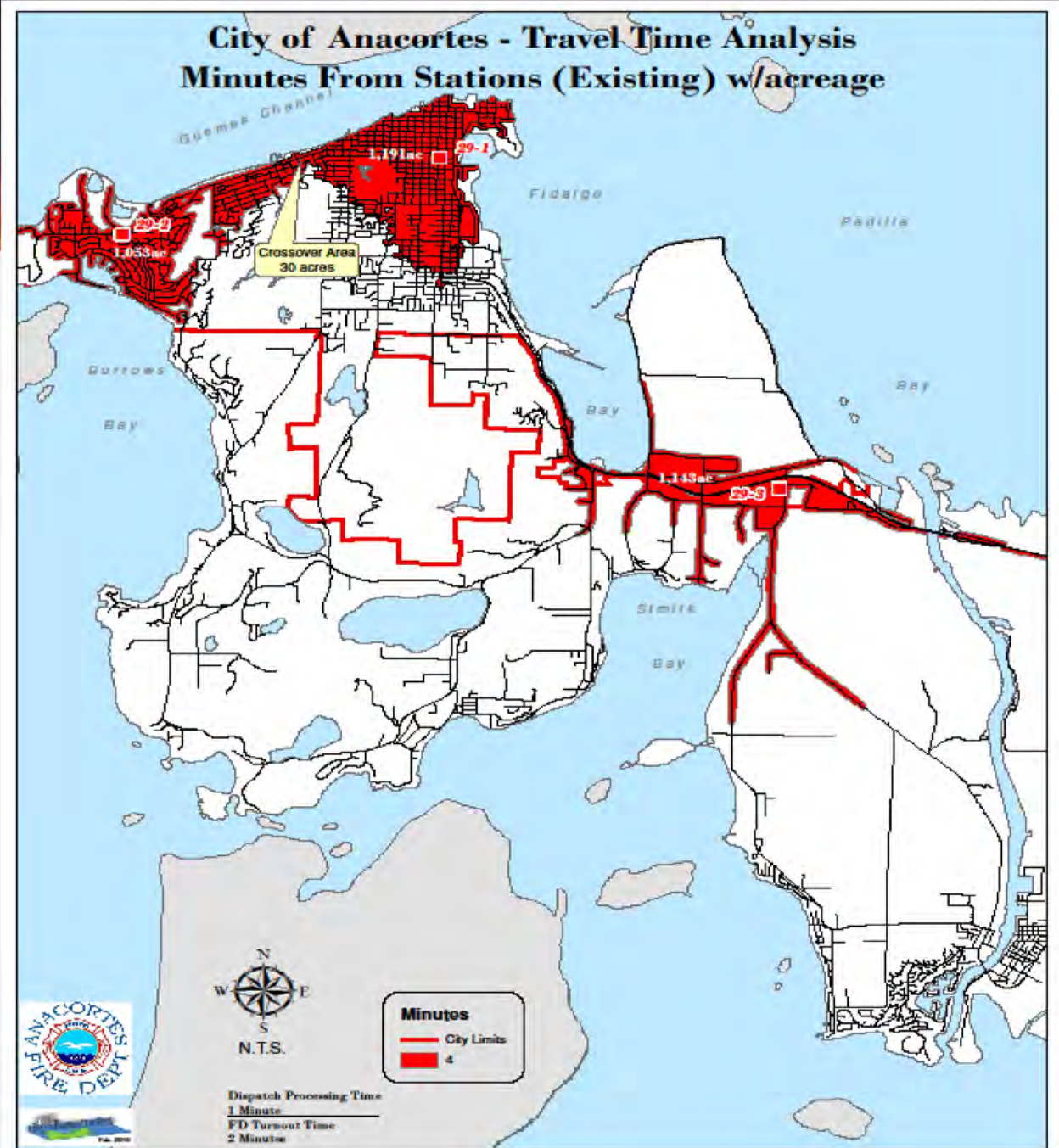
Current Staffing Level of Service

- Red Area
 - Imminent Rescue Coverage
 - 30 Acres
- Blue area exceeds Response Time Recommendation



Imminent Rescue 6 Year Plan

- Imminent Rescue Coverage
 - 3,387 acres Covered
- Adding
 - 3 Firefighters at Each Station 24 Hours
 - 2 Paid 1 PT/Volunteer

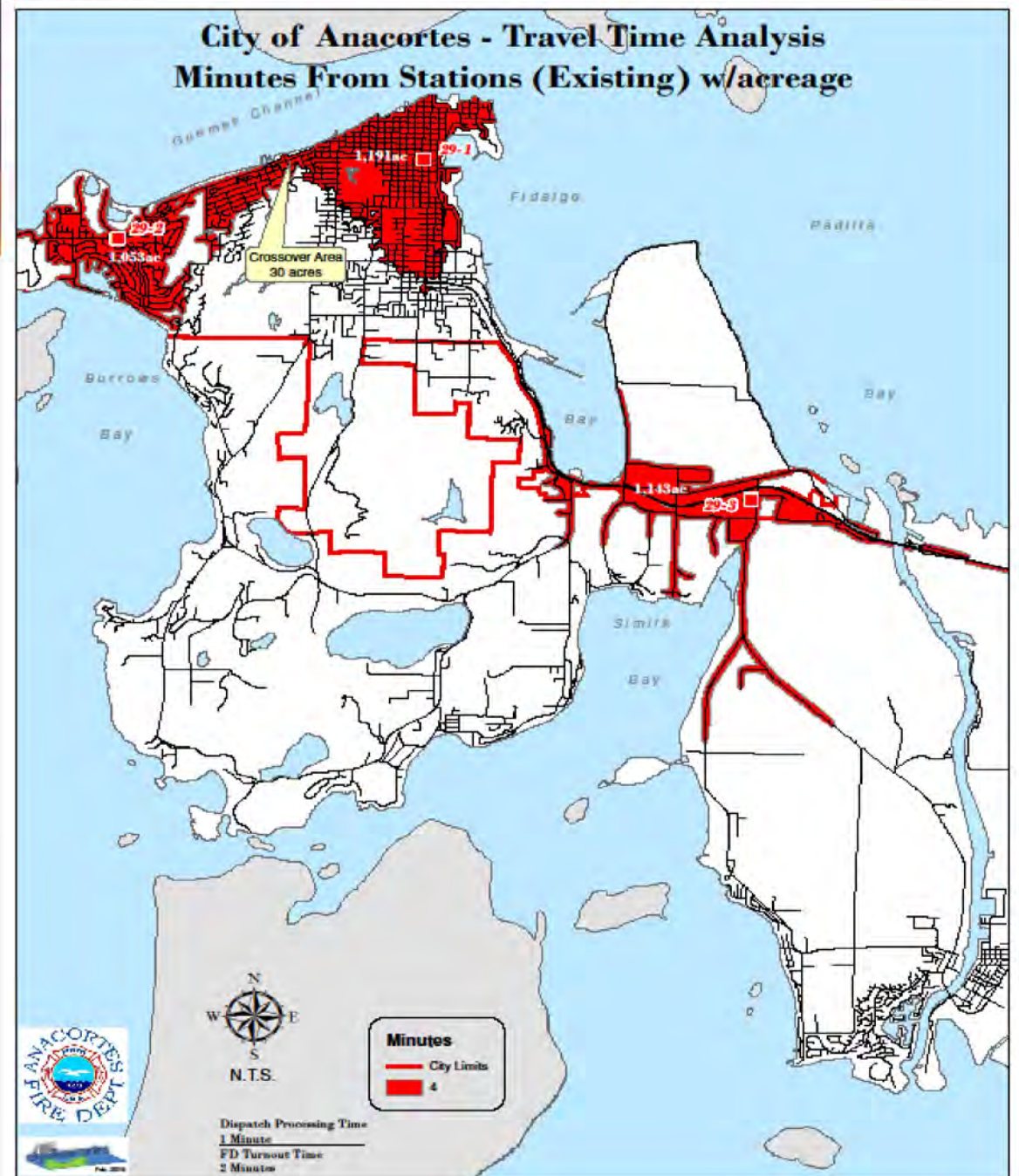


Commission Fire Service Accreditation

(Effective Response Force)

- 2 FFs Attack Hose
- 2 FFs Backup Hose
- 1 FFs Hose Support
- 2 FFs Rapid Intervention Team
- 2 FFs Provide Ventilation
- 1 FF Pump Operator
- 2 FFs Search and Rescue
- 1 Command Officer
- 1 Safety Officer
- 1 Support/Rehab Officer

15 FFs Residential Structure Fire



Association of Washington City IMPACT FEE BENCHMARKING

	RESIDENTIAL	COMMERCIAL
City of DuPont	TOTAL = \$.376 / s.f.	TOTAL = \$2,696 per acre
		Restaurant/Lounge - \$7.31 / s.f. Industrial/Manuf - \$0.24 / s.f. Church/Non-Profit - \$0.46/ s.f. Education - \$0.97 / s.f. Special Public Fac - \$3.74 / s.f.
City of Issaquah	Multi-Family = \$.410 / s.f. SFD-DPX = \$.298 / s.f. AVERAGE = .35 / s.f.	Hotel/Motel/Resort - \$0.33 / s.f. Hospital/Nursing Home - \$11.54/ s.f. Medical/Dental - \$8.02 / s.f. Office - \$0.24 / s.f. Retail - \$0.76 / s.f. Leisure Facilities - \$2.51 / s.f. AVERAGE =2.38 / s.f.
	Single-family residences = .045 / s.f. Mobile homes = \$.054 / s.f. Multi-family residences = .076 / s.f. Residential suite = .038 / s.f.	Offices = .159 / s.f. Retail trade = .183 / s.f. Manufacturing = .018 / s.f.
Redmond	AVERAGE = .053 / s.f.	AVERAGE = .12 / s.f.
City of Mount Vernon	TOTAL = .46 / s.f.	TOTAL = .22 / s.f.
City of Auburn	No Response	No Response

