

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

STUDY SESSION

March 28, 2016

6:00 P.M.

Municipal Building Council Chambers

6th Street and "Q" Avenue

PRELIMINARY AGENDA

1. Roll Call
2. Northwest Clean Air Agency Presentation
3. 2016 Comprehensive Plan Update Discussion - Land Use, Housing
4. Adjournment



<https://www.gotomeet.me/cityofanacortes>

City of Anacortes

**Personal Screen Mirroring
Reference Card**

****If this is your first time, you will
need to install the "GoToMeeting"
application when prompted****

- 1. Scan QR Code or Go To Website**
- 2. Click "Join My Meeting"**



Anacortes Air Quality 2016

March 28, 2016

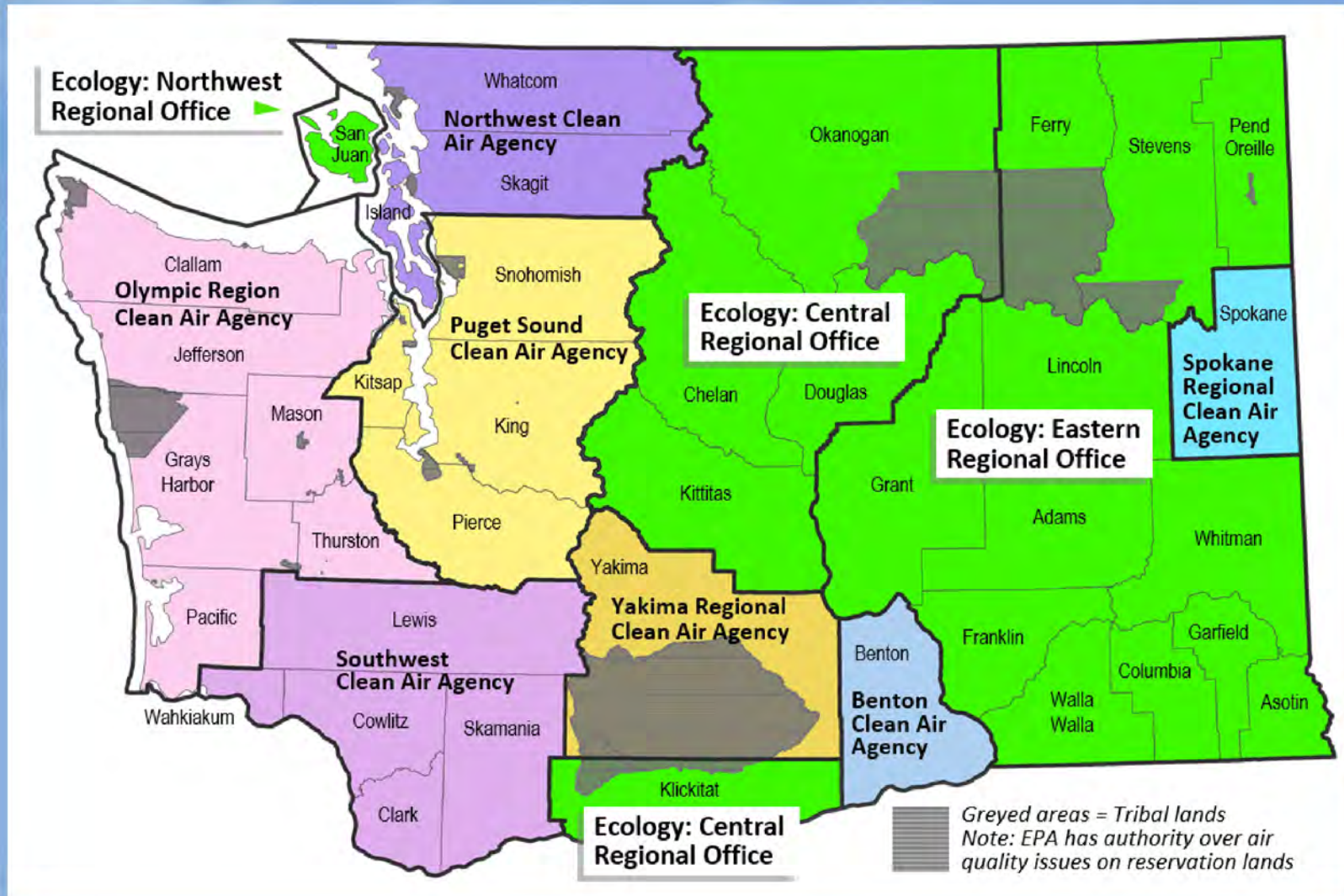


Serving Island, Skagit & Whatcom Counties

Washington State Clean Air Act (RCW 70.94)

- “It is declared to be the public policy to preserve, protect, and enhance the air quality for current and future generations.”
- “It is the intent of this act that the implementation of programs and regulations to control air pollution shall be the primary responsibility of the department of ecology and local air pollution control authorities.”

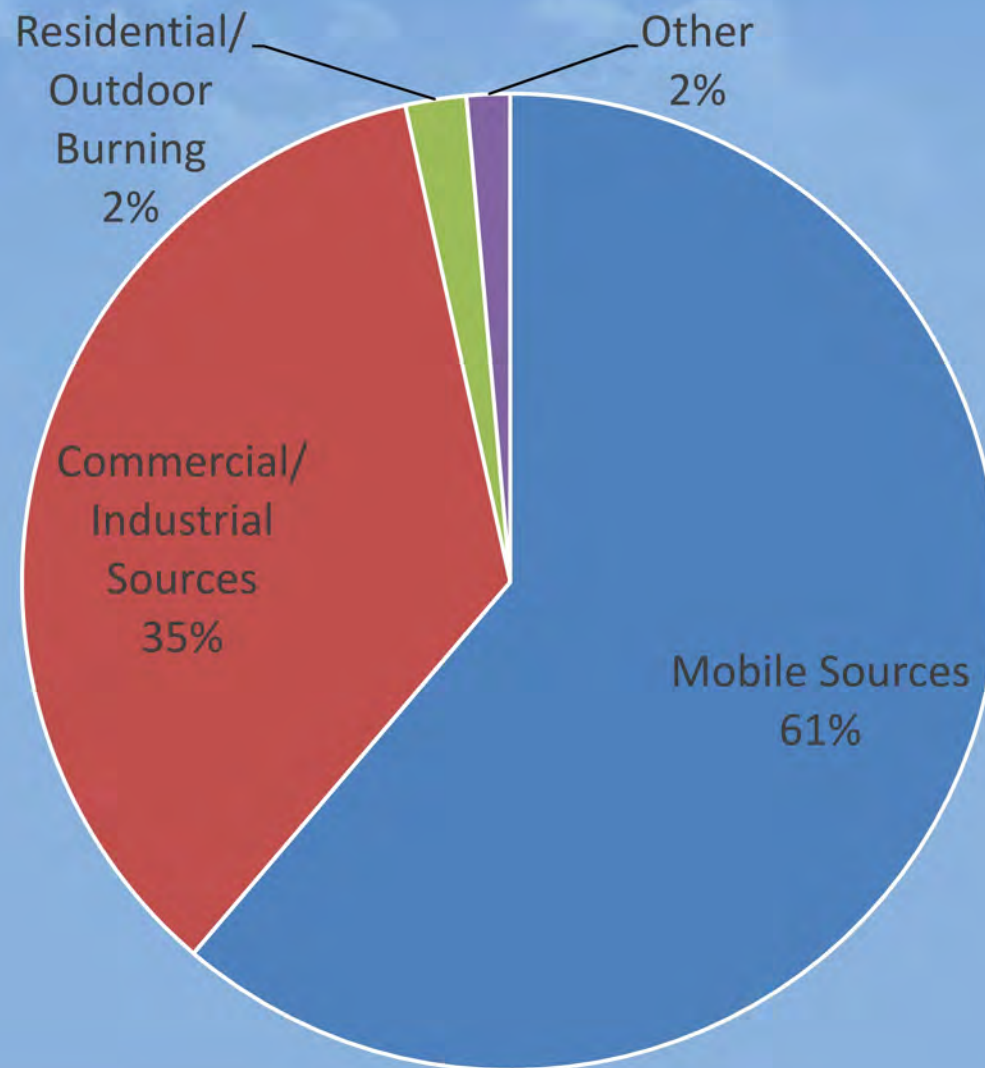
Local Clean Air Agencies in Washington



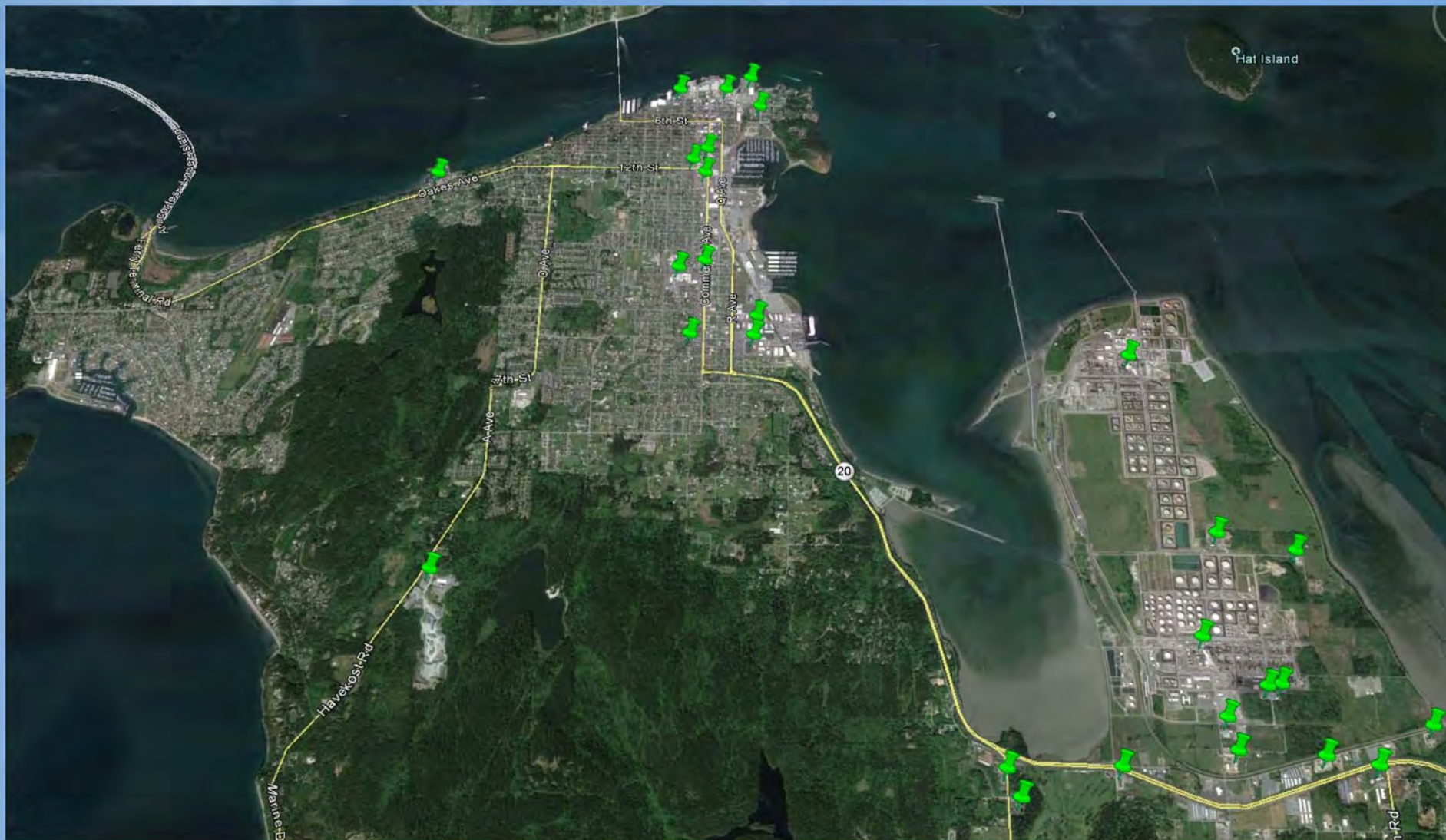
NWCAA's Legal Jurisdiction

- NWCAA Regulates Stationary Sources of Air Pollution
 - Commercial / Industrial
 - Asbestos from Structure Demolition
 - Outdoor Burning (not Wildfires)
 - Residential Woodsmoke
- NWCAA can't regulate Mobile Sources
 - Cars
 - Trucks
 - Ships
 - Airplanes
 - Trains

Emissions of Nitrogen Oxides – Skagit County 2011

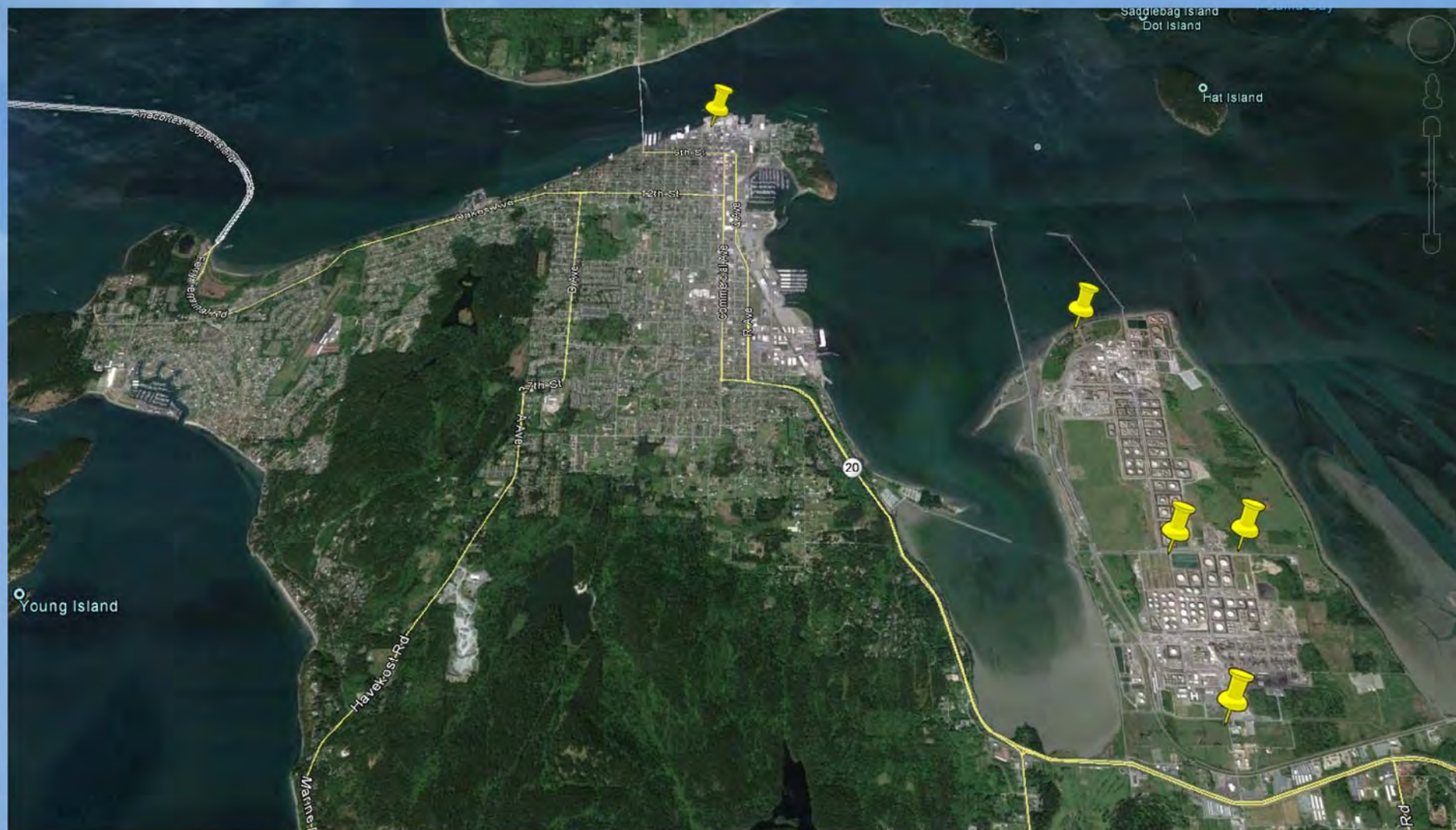


Stationary Sources of Air Pollution Near Anacortes

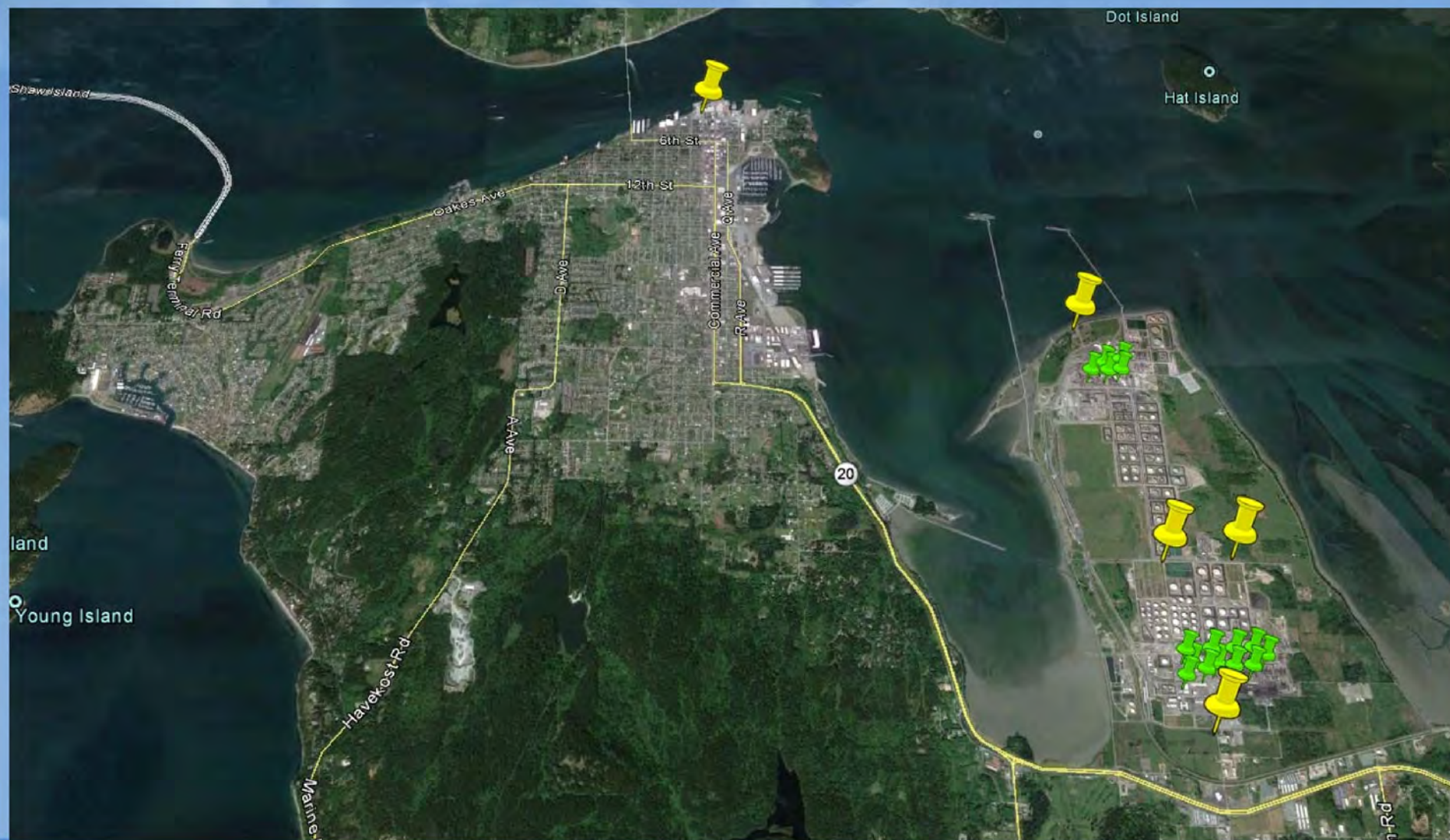


Serving Island, Skagit & Whatcom Counties

5 Outdoor Air Quality Monitoring Locations

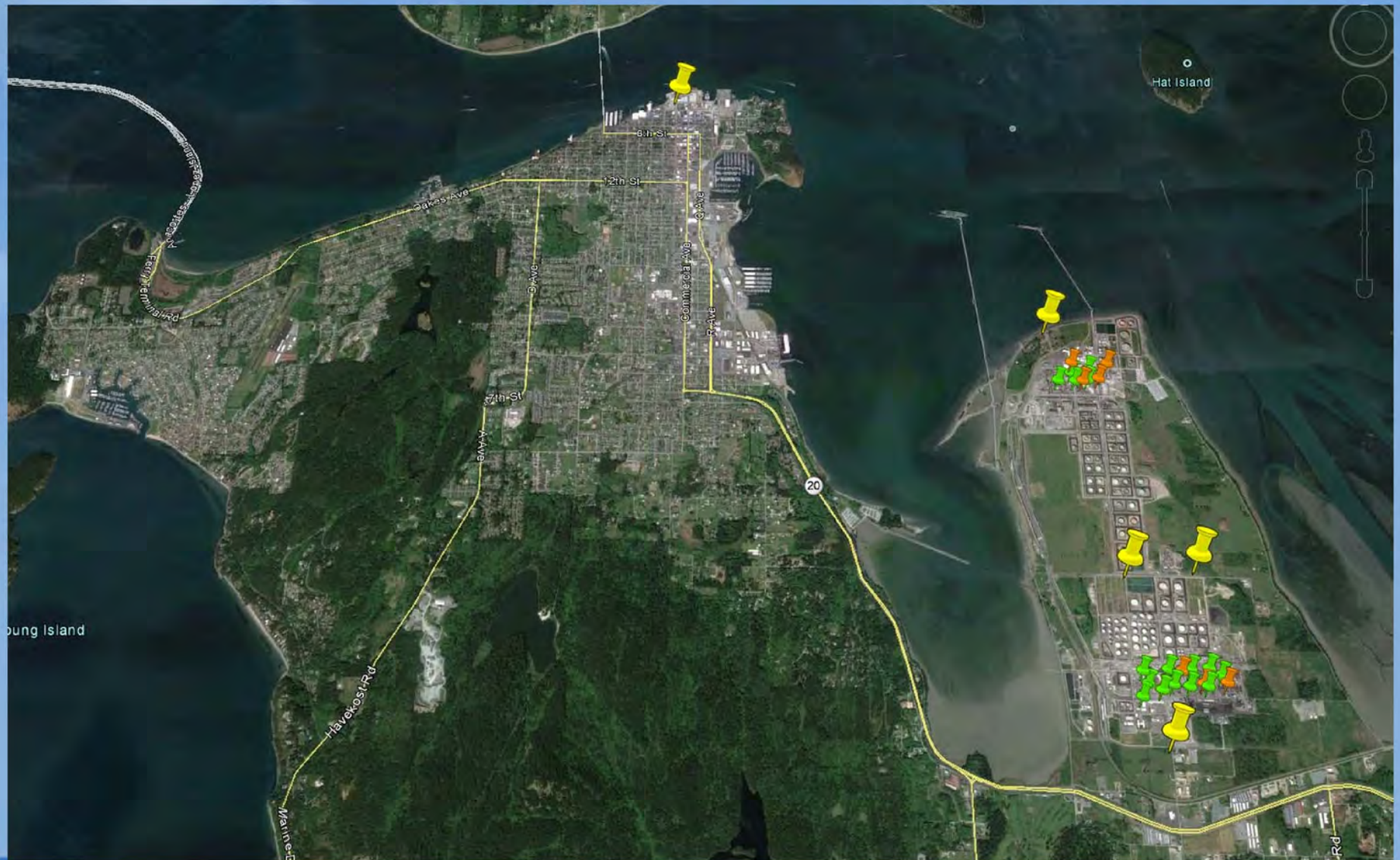


31 Permanent Continuous Emission Monitors



Serving Island, Skagit & Whatcom Counties

8 Third Party Tests per Year (Average)

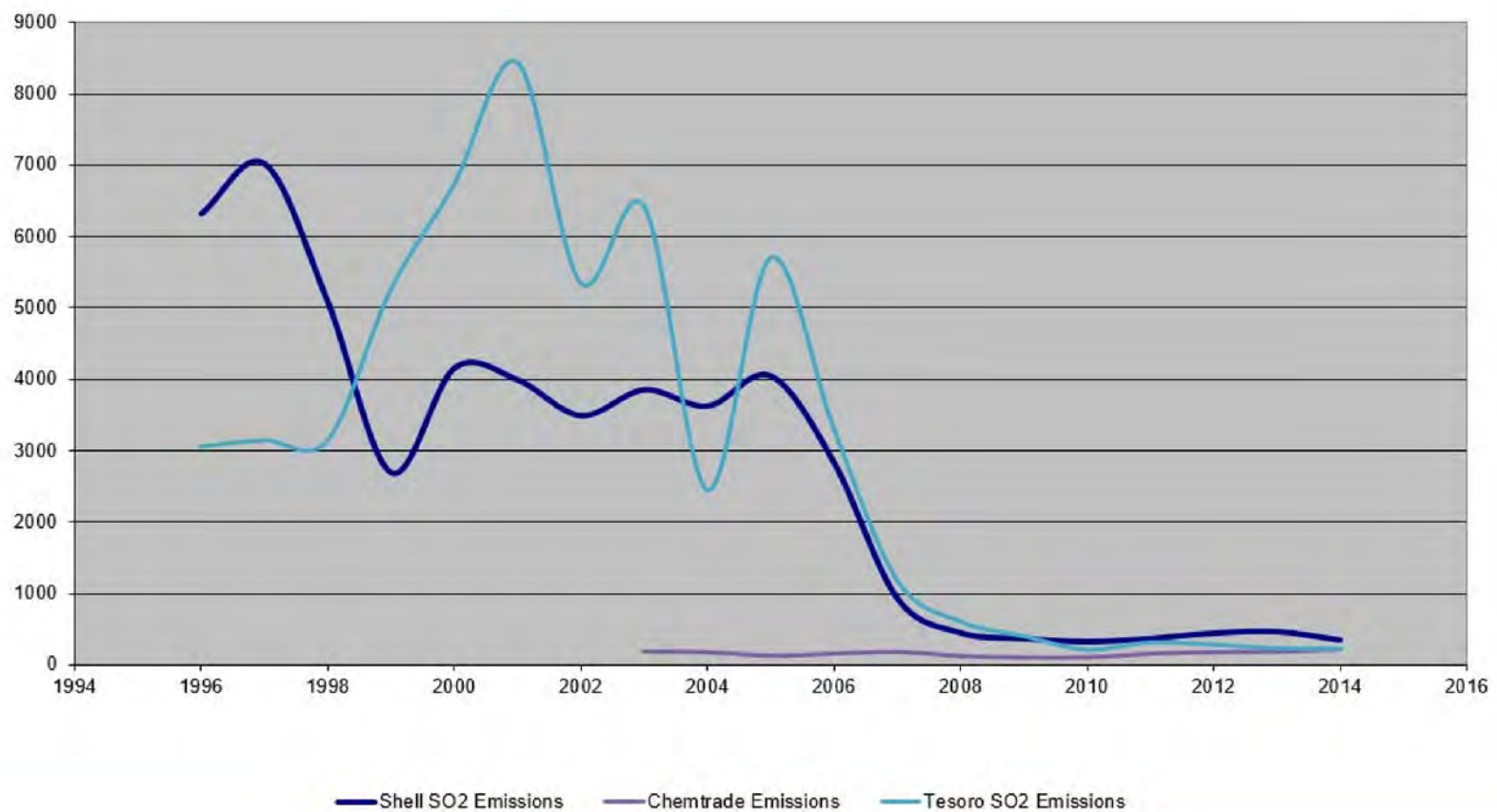


Fenceline Monitors Beginning 2018



Historic Emissions Reductions at March Point

March Point Sulfur Dioxide Emissions (tons per year)



Air Quality in Anacortes is Good



2016 Comprehensive Plan Update

- City Council Review



City Council Chambers
March 28, 2016
6 pm

Tonight's topics – Land Use & Housing

- Proposed revisions to land use designations table (Table LU-1)
- Recap & wrap-up the Proposed Land Use Designations Map discussion
- Land Use Goals/Policies review
- Housing Goals/Policies review

Schedule

2016 Comprehensive Plan Update City Council Review Schedule*

Month	March			April			May			June						
Date (week of)	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27
Review proposed process/schedule																
City Council Packet available online																
Issue SEPA; SEPA comment period																
Commerce 60-Day review																
CC Meeting - Intro, Land Use, Housing																
CC Meeting - Land Use, Housing, cont.																
Possible Cont. Tuesday Mtg.																
CC Meeting - Transportation																
Possible Cont. Tuesday Mtg.																
CC Meeting - Economic Development																
Possible Cont. Tuesday Mtg.																
CC Meeting - Parks/Rec; Env./Conserv.; Capital Facilities, Utilities																
Possible Cont. Tuesday Mtg.																
Staff incorporate CC revisions																
Public Comment																
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 3/23/16

Land Use Element, Continued...

- Table LU-1

- Proposed changes per 3/21 CC meeting discussion
 - Changed “Allowed” uses to “Principal” uses
 - Made listed uses less specific
 - Specifics can be in development regulations

Table LU-1. Land use designations.

The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes, and not as a complete description of all possible uses.

“Special topics to explore” are intended to document future potential considerations that may warrant additional review.

Land Use Designation	Implementing Zoning Designation
Residential Low Density 1 <u>Purpose:</u> This designation provides for low density residential development in the southern end of the City that is inappropriate for more intensive urban development due to topography, the frequent presence of frequent wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, forest and agricultural land hillsides. <u>Allowed Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as accessory dwellings and cottage housing, will <u>may</u> be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted base density is up to 2 dwelling unit per acre. Densities up to 4 units per acre are permitted via a special review process.	R-1
Residential Low Density 2 <u>Purpose:</u> This designation provides for low density residential development in mostly established neighborhoods throughout the City. These areas are inappropriate for more intensive urban development due to the established character of the area and/or due to the areas' separation from transit uses and commercial services. <u>Allowed Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as duplexes are permitted on larger lots. Accessory dwellings and cottage housing are also permitted. <u>may be allowed under certain circumstances.</u> The permitted density is between 4 and 8 dwelling units per acre, depending upon the established development pattern and character of the area. <u>Special topics to explore:</u> Accommodating affordable housing and tiny houses (see Housing Element), <u>if needed based on growth monitoring, exploring option for 6,000 sf lots where compatible with existing development.</u>	R-2, R-2a
Residential Medium Density <u>Purpose:</u> This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. <u>These areas are conveniently located in relation to traffic routes, public utilities and community facilities.</u> <u>Allowed Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory dwellings, cottage housing, duplexes, tri-plexes, four-plexes, and assisted living care facilities <u>and low density multi-family may be allowed under certain</u>	R-3, R-3a R-3 Old Town

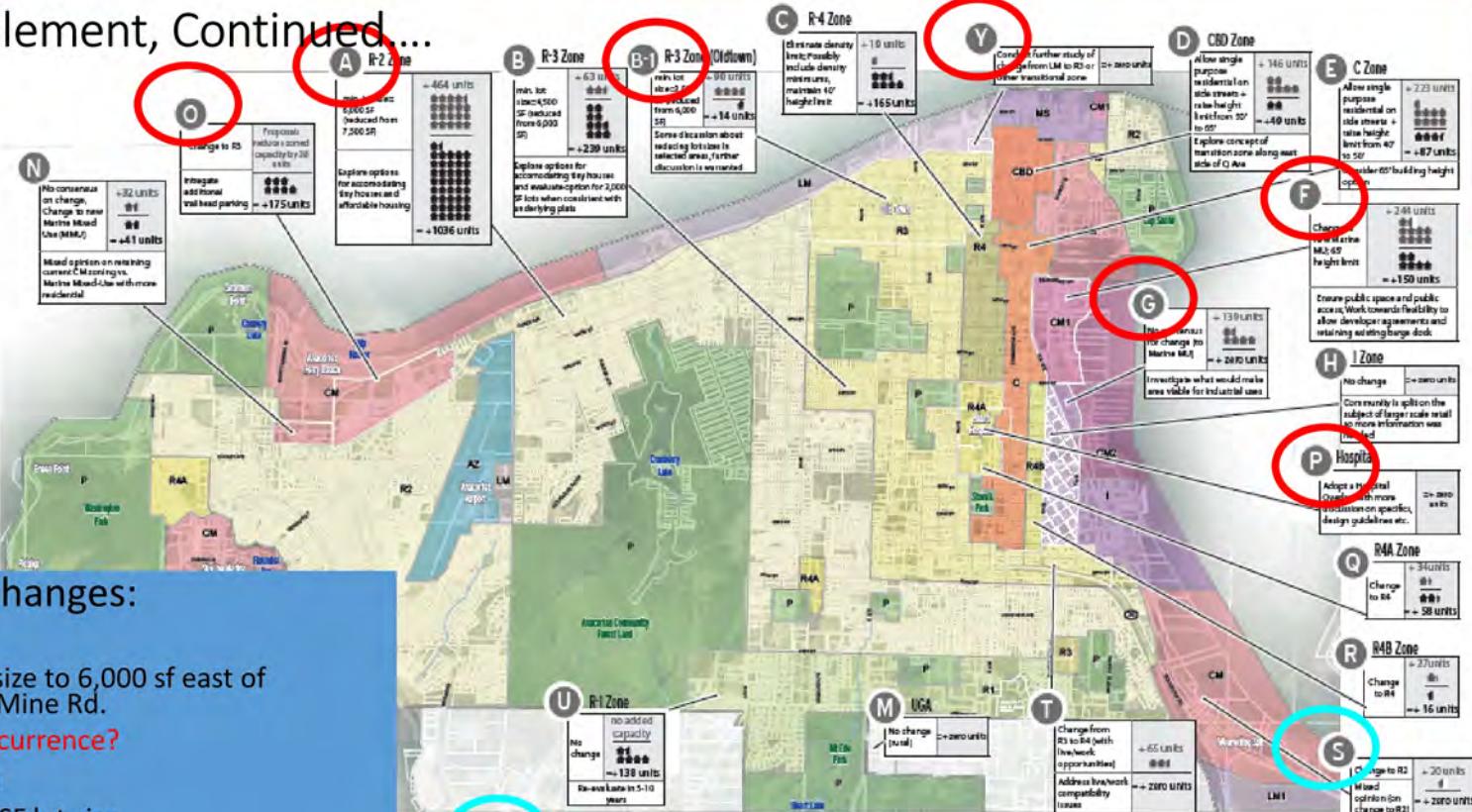
Land Use Element, Continued...

ANACORTES
Comprehensive Plan 2016

Proposed Land Use Designations
(as directed by City Council)
August 13, 2015

Existing Zoning

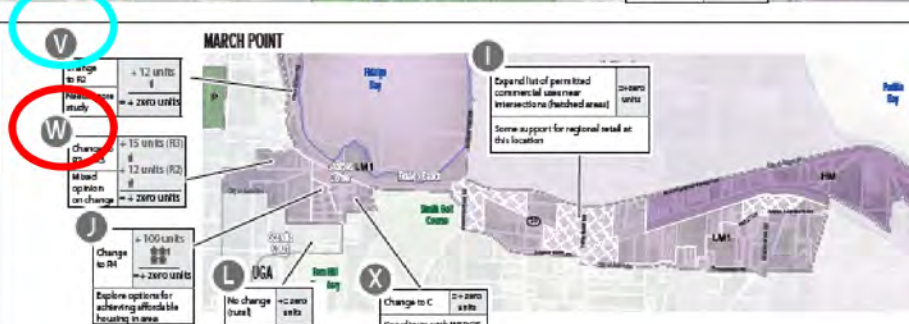
- Central Business District
- C Commercial
- CM Commercial Marine
- CM1 Commercial Marine (1)
- CM2 Commercial Marine (2)
- AZ Airport Zone
- NM Heavy Manufacturing
- I Industrial
- LM Light Manufacturing
- LM1 Light Manufacturing (1)
- MS Manufacturing/Shipping
- P Public Use
- RA Residential High Density



PC Rec. differs or no consensus =

PC recommended changes:

- A – R2 zone
 - Reduce lot size to 6,000 sf east of Anacopper Mine Rd.
 - Council concurrence?
- B-1 – Old Town
 - Keep 6,000 SF lot size
 - Council concurrence?
- O – San Juan Passage / Portalis
 - Change from CM to R2 LU Designation
 - Council concurrence?
- G – I zoned area
 - No change
 - Council concurrence?



*Note:
See Planning
Commission
Recommendation
(dated 3/14/16) for
recommended changes
to this map

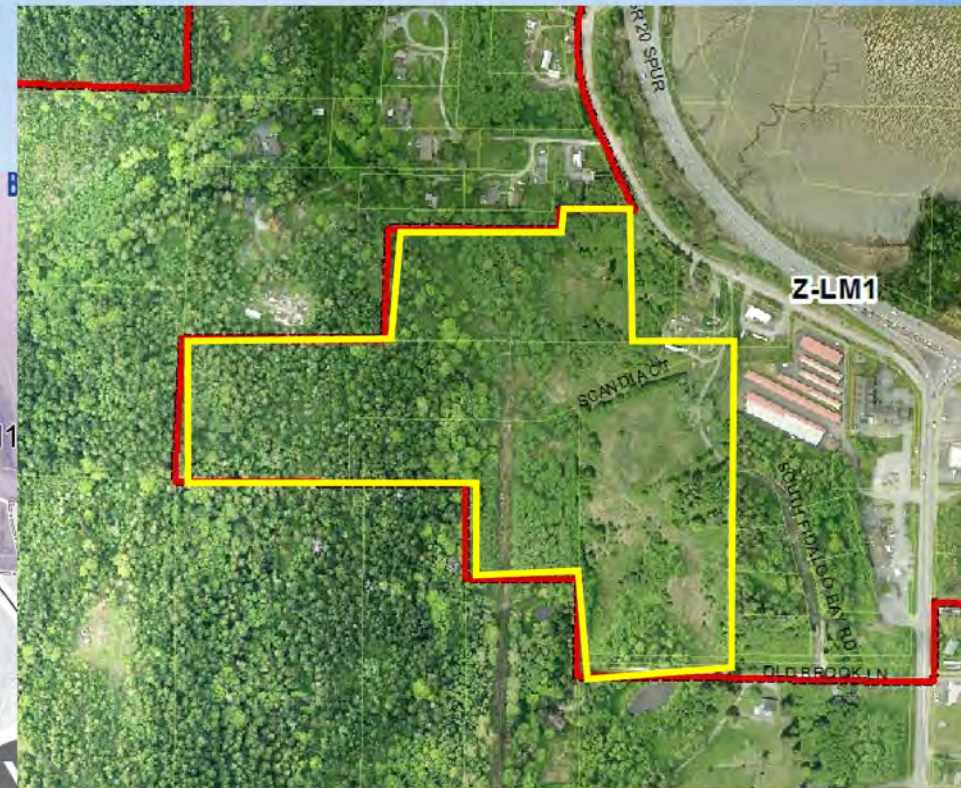
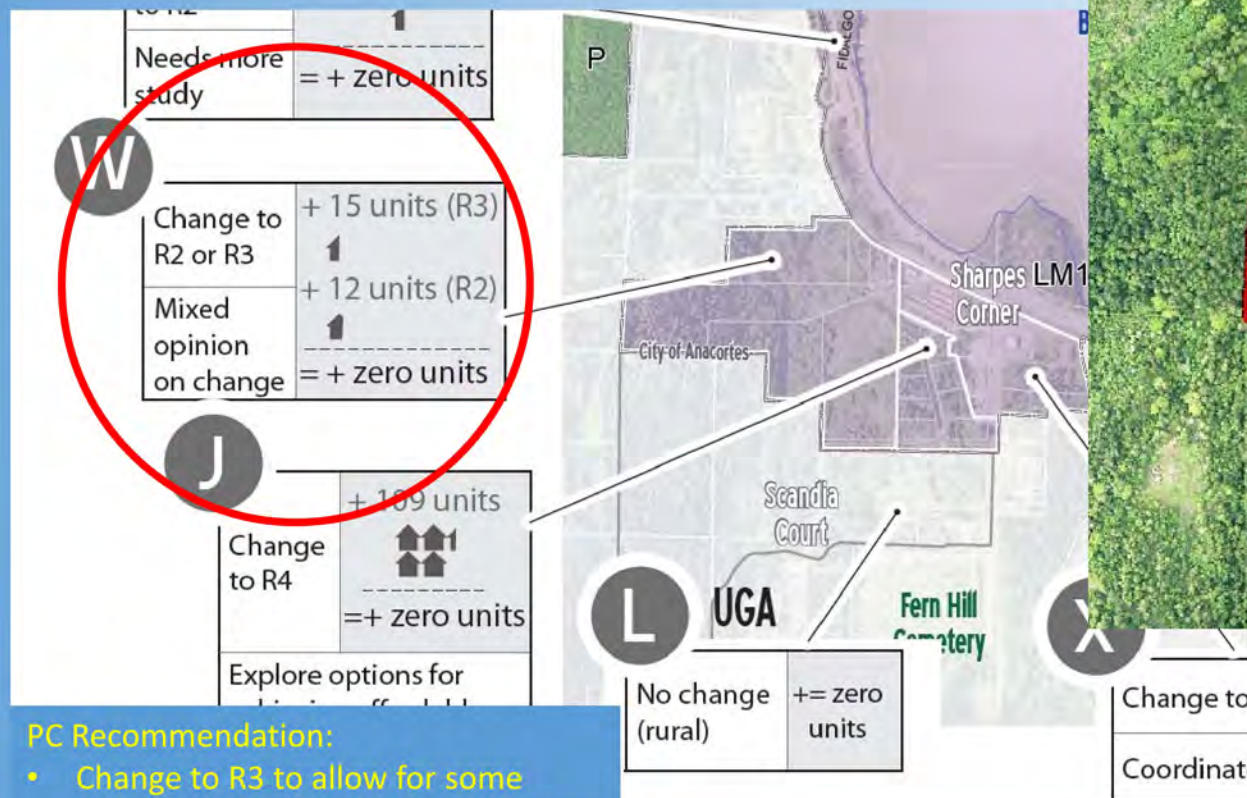
Land Use Element, Continued....

PC recommended changes, continued.....:

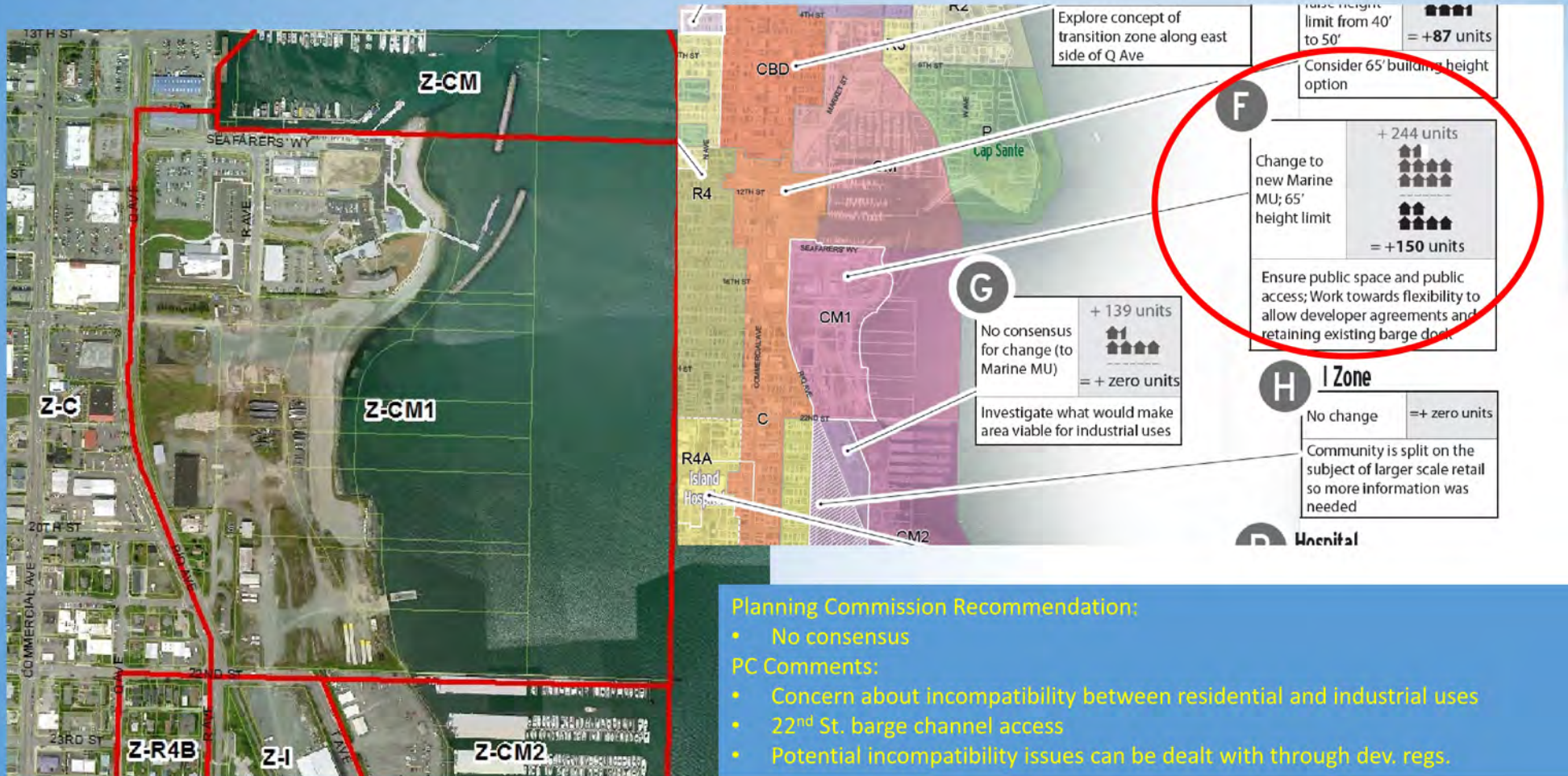
- Y – 1.5 blocks SE of 4th & M
 - LM to Old Town
- Previous CC discussion
 - Nonconforming uses?
 - Res. uses are legal, conforming in LM (AMC 17.60.020) = can be re-built if destroyed
 - SF, MF, hotel/motel = CUP
 - Nonconforming structures
- Potential options:
 - Change to Old Town
 - Change south half (facing 5th) only
 - Live/Work Overlay
 - Do nothing



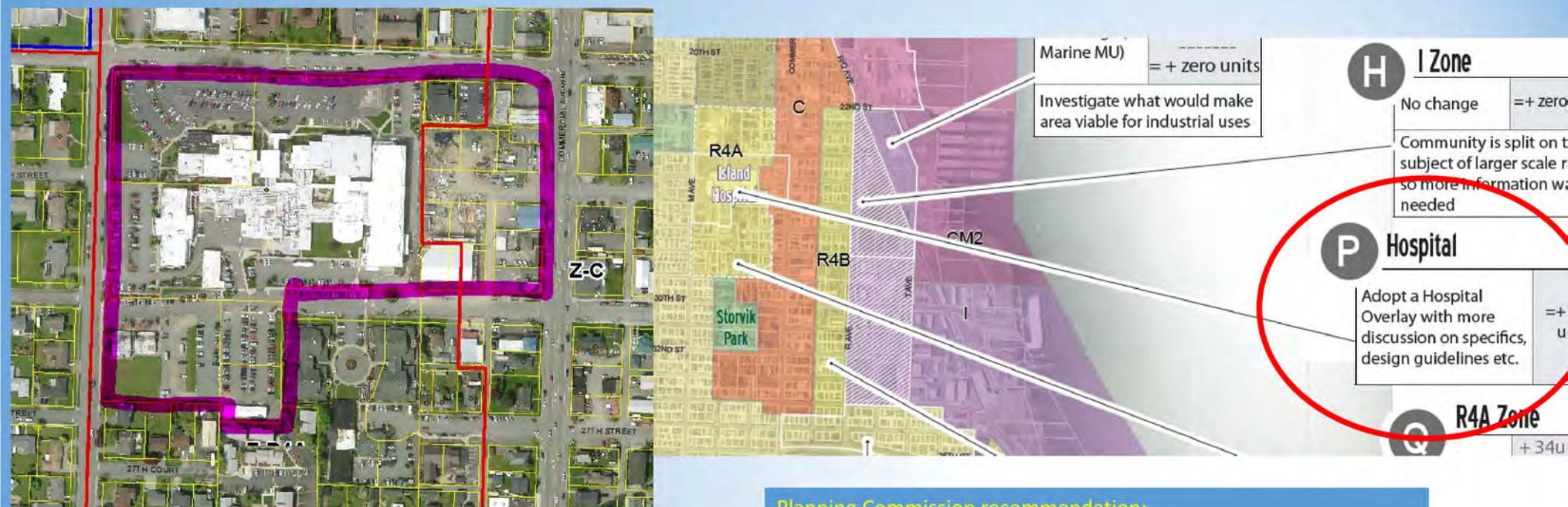
Land Use Element, Continued...



Land Use Element, Continued...



Land Use Element, Continued...



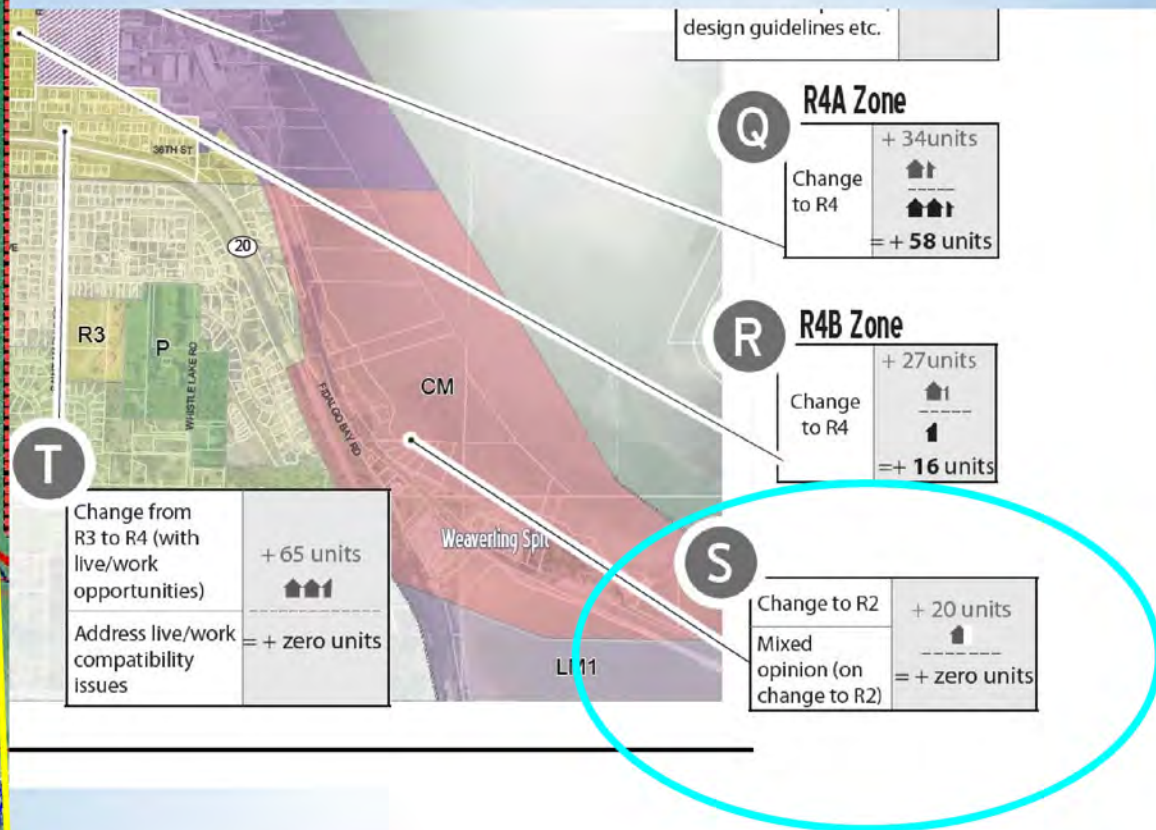
Planning Commission recommendation:

- No consensus

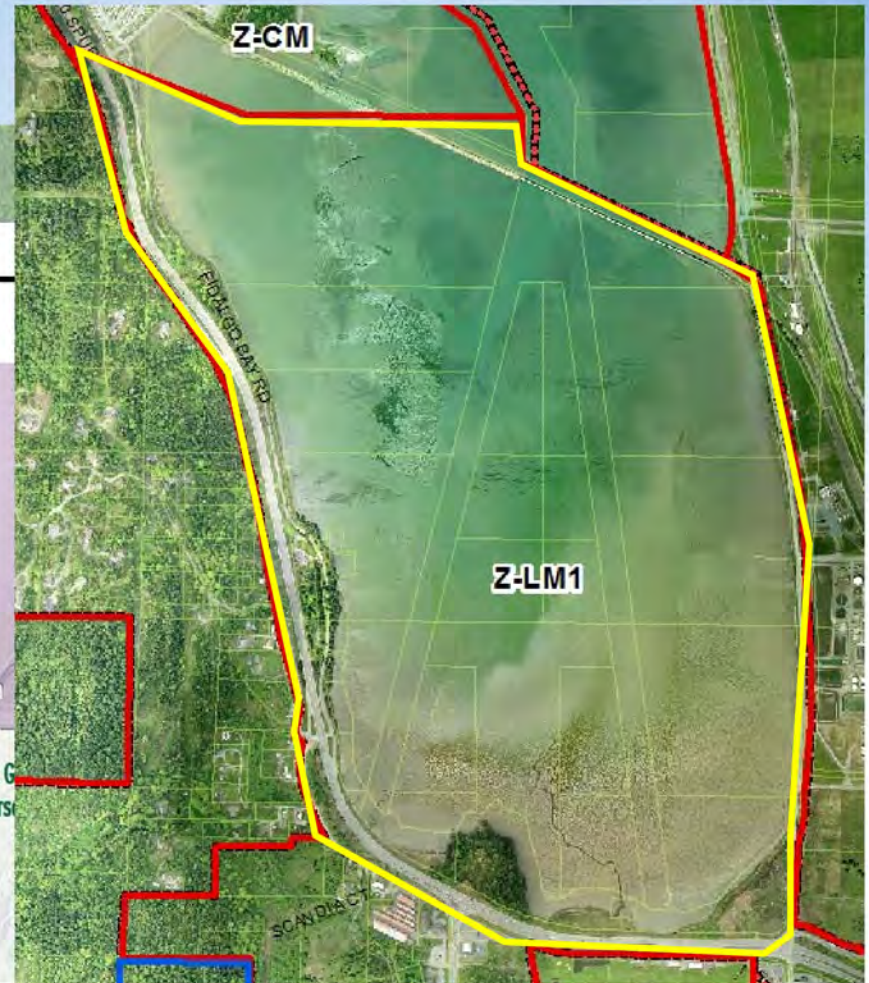
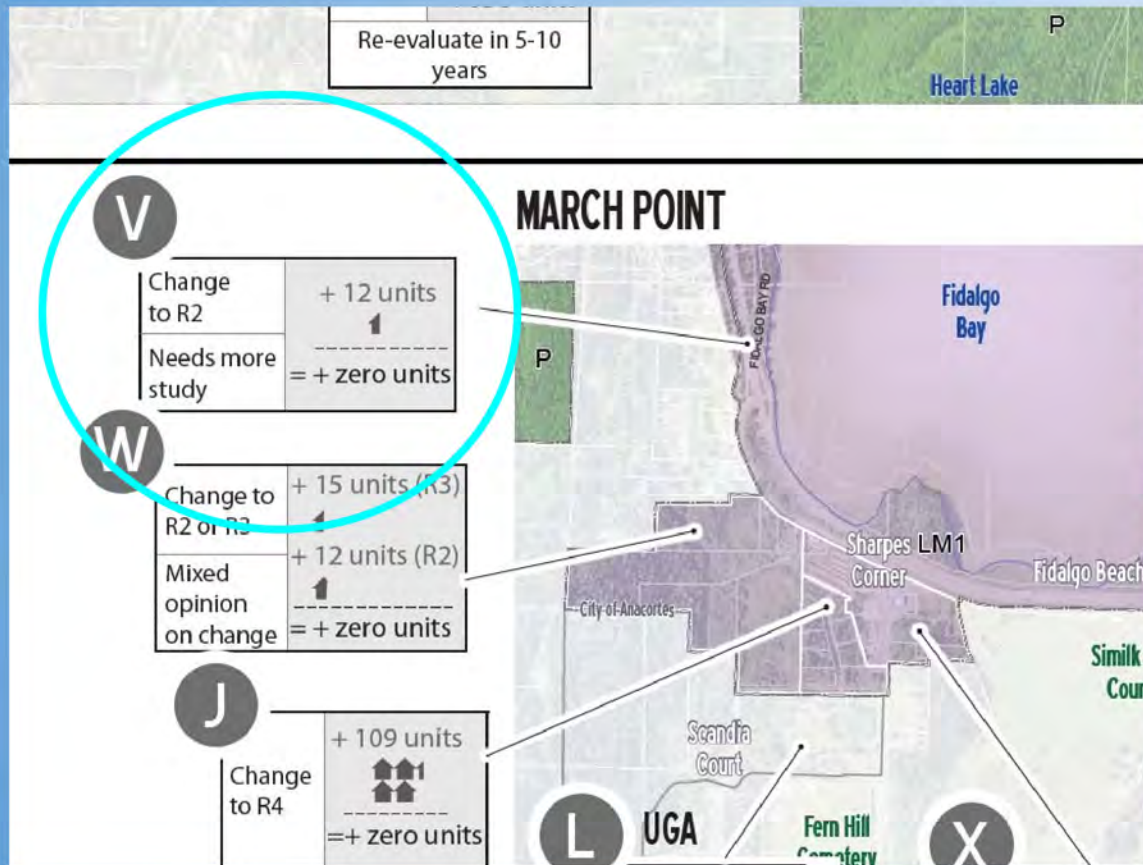
PC Comments:

- Potential negative impacts to existing businesses, loss of TRS, undesirability of parking on Commercial Ave. frontage
- Better long term planning and access

Land Use Element, Continued...



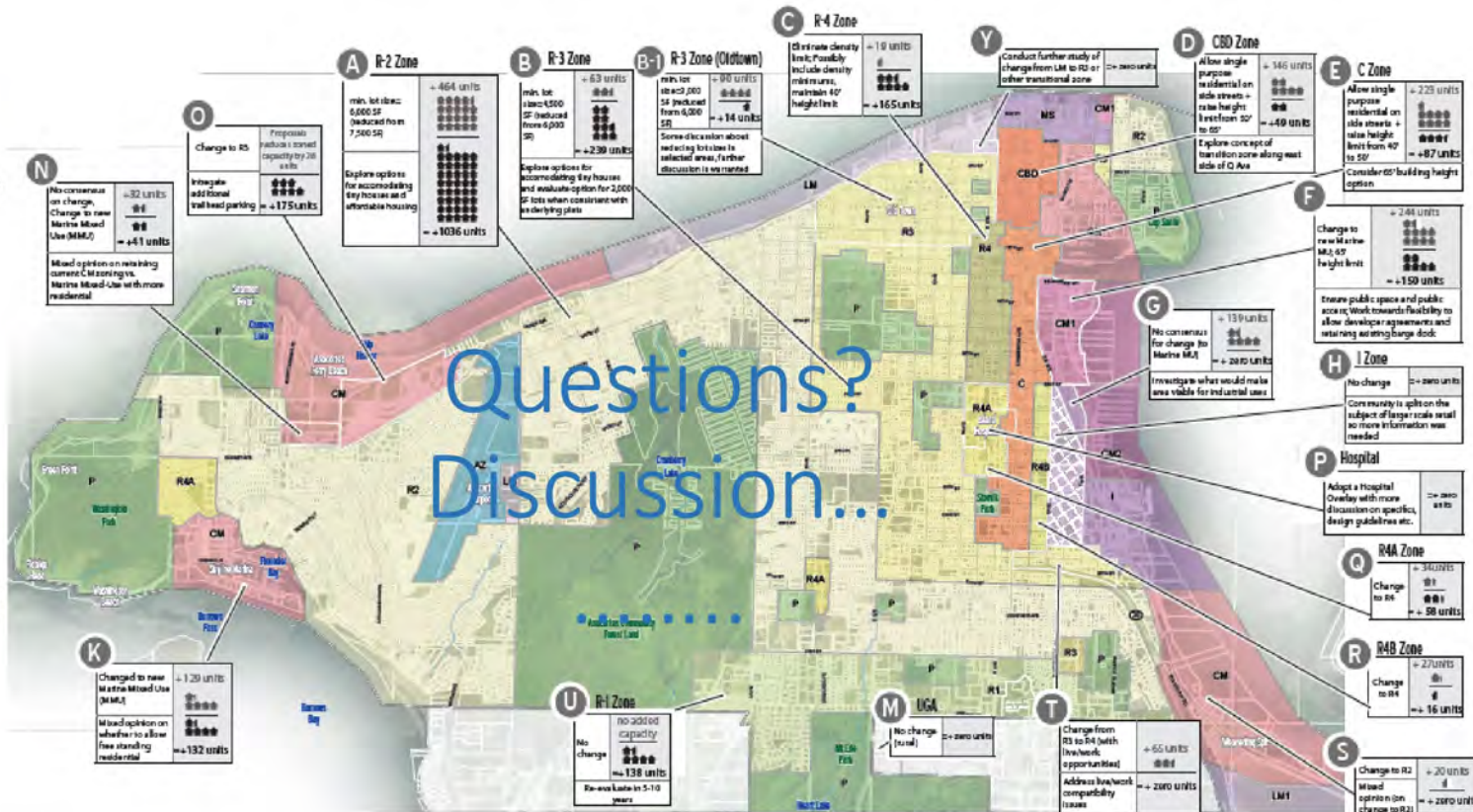
Land Use Element, Continued...



Proposed Land Use Designations (as directed by City Council) August 13, 2015

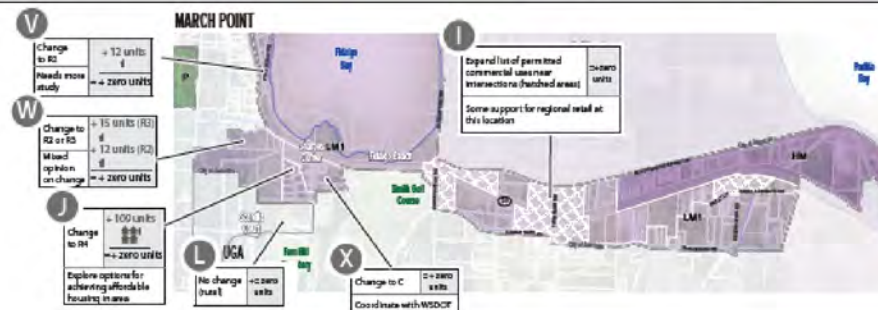
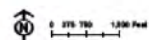
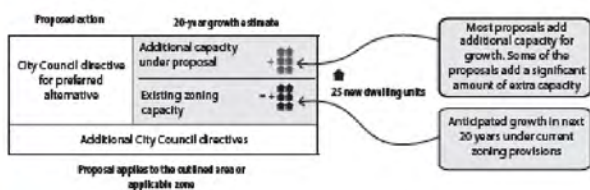
Existing Zoning

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- AZ Airport Zone
- NM 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



Questions?
Discussion...

Legend for Proposals



*Note:
See Planning
Commission
Recommendation
(dated 3/14/16) for
recommended changes
to this map



City Council Agenda Bill

Meeting Date: 3/28/2016 **Agenda Item:** #3

Subject: 2016 Comprehensive Plan Update Review – Land Use & Housing Elements

Staff Contact: Libby Grage, Planning Manager

Approved for Submittal to Council by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report
x	Discussion

Summary Statement: Tonight we will continue the discussion about the Land Use and Housing Elements of the Draft 2016 Comprehensive Plan. See the attached memo for a summary of the discussion at the last meeting and for additional information provided by staff. Also, attached are proposed changes to Table LU-1, as discussed at the last meeting.

Background: The City is conducting a periodic update of its Comprehensive Plan as required by the Growth Management Act.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: City Council has been continually updated and involved in the update process over the last few years.

Competing Viewpoints Considered: A matrix of public comments and responses regarding the land use element was previously provided. Comments/responses for the Housing Element is attached.

Recommended Motion: N/A – discussion only.

Alternative Actions: N/A

Attachments (listed in order presented):

[Proposed revisions to Table LU-1](#)

[Memo dated March 23, 2016 re: Land Use Element – Recap & Continued discussion](#)

[Public Comments/responses on 1st Draft – Housing Element](#)

[Planning Commission Recommendation on the 2016 Comprehensive Plan](#)

March 23, 2016

DRAFT – POTENTIAL REVISIONS TO TABLE LU-1

Red = Previous PC additions; Purple = staff proposed changes (3/23/16)

The intent of the proposed revisions below (in purple) is to provide a more general listing of potential uses in each designation.

Table LU-1. Land use designations.

The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes, and not as a complete description of all possible uses.

“Special topics to explore” are intended to document future potential considerations that may warrant additional review.

Land Use Designation	Implementing Zoning Designation
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Residential Low Density 2 <u>Purpose:</u> This designation provides for low density residential development in mostly established neighborhoods throughout the City. These areas are inappropriate for more intensive urban development due to the established character of the area and/or due to the areas' separation from transit uses and commercial services. <u>Allowed Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as duplexes are permitted on larger lots. A accessory dwellings and cottage housing, are also permitted may be allowed under certain circumstances. The permitted density is between 4 and 8 dwelling units per acre, depending upon the established development pattern and character of the area. <u>Special topics to explore:</u> Accommodating affordable housing and tiny houses (see Housing Element). If needed based on growth monitoring, Exploring option for 6,000 sf lots where compatible with existing development.	R-2, R-2a
Residential Medium Density <u>Purpose:</u> This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. These areas are conveniently located in relation to traffic routes, public utilities and community facilities. <u>Allowed Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory dwellings, cottage housing, duplexes, tri-plexes, four-plexes, and assisted living-care facilities and low density multi-family may be allowed under certain	R-3, R-3a R-3 Old Town

circumstances. The permitted density is 7-14 dwelling units per acre, depending on the particular housing types used and established development pattern and character of the area. Conditional uses include churches, schools, nurseries, and neighborhood-scaled grocery stores.

Special topics to explore: Accommodating tiny houses (see Housing Element) and exploring option for 3,000sf lots where consistent with historic plats. Also considering uses that provide neighborhood gathering places.

Residential Medium Density - Old Town

Purpose: This designation recognizes the unique heritage, scale, and character of the oldest residential area of the city by establishing standards to maintain the scale and character of the area.

Allowed Principal uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory dwellings and duplexes, may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per acre, depending on the particular housing types used and established development pattern and character of the area.

Special topics to explore: Refine list of permitted uses and density provisions.

OT

Residential High Density

Purpose: This designation provides for urbanized areas with a mixture of multi-family dwelling units that are within walking distance of public transit and commercial/employment areas and/or community facilities. This designation creates a transition from high intensity uses, such as commercial or industrial development, to lower intensity residential areas.

Allowed Principal uses & density: A mixture of single-family and multi-family dwelling units, including duplexes, townhomes, apartments, boarding and rooming houses, nursing homes, and senior citizen assisted living facilities housing. Some commercial uses may be permitted. Additional uses include clinics, hospitals, beauty salons, mortuaries, and bed & breakfasts. Conditional uses include churches, nurseries, and neighborhood-scaled grocery stores. There is no prescribed density limit, except in designated areas away from downtown and South Commercial Avenue.

Special topics to explore: Consider adopting density minimums for new development; and consider uses that provide neighborhood gathering places.

R-4,
R-4a

Central Business District

Purpose: This designation has been applied to the existing downtown commercial district in Anacortes. The purpose of the district is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.

Allowed Principal uses & density: A broad mix of commercial, retail, professional office, civic and cultural, and residential uses. Active uses are required on the ground floor along Commercial Avenue and key other core CBD side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 units/acre).

Special topics to explore: Consider concept of a transitional zone or related land use and development standards provisions along the east side of Q Avenue.

CBD

Commercial

Purpose: This designation provides for a wide variety of general service, and retail, commercial uses, and mixed-uses that serves local and regional residents and the traveling public.

C

Allowed Principal uses & density: A wide variety of general service, and retail commercial, and professional office uses. Multifamily uses are encouraged on upper floors along South Commercial Avenue and are allowed on certain side streets. Conditional uses include small-scale manufacturing, regional-scale retail uses, veterinary and medical clinics, hospitals, and limited accessory outdoor storage uses. New residential uses must feature transit-supportive densities.	
Marine Mixed-Use Purpose: This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by maximizing-providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character. Allowed Principal uses & density: The primary uses are commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and limited-allowed in single purpose structures provided developments include a horizontal mix of uses. Multi-story buildings are encouraged provided they are designed and oriented to maximize-provide public marine views and integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).	<u>MMU</u>
Commercial Marine Purpose: This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for a marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is the primary importance. Allowed Principal uses & density: Marine-oriented commercial, recreational, and industrial uses. Tourism uses building on marine access and views are permitted encouraged. Retail uses are limited to small scale establishments in support of primary uses. Large and multi-story buildings are allowed provided they are designed and oriented to maximize-provide public marine views.	<u>CM,</u> <u>CM1,</u> <u>CM2</u>
Light Manufacturing Purpose: This designation provides for a mix of industrial structures and uses, service commercial uses and limited retail uses that minimize external visual or physical impacts on adjacent properties and generally do not compete with uses in the CBD and C zones. Allowed Principal uses & density: General service and light industrial uses that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in the CBD and C zones.	<u>LM,</u> <u>LM1</u>
Manufacturing & Shipping Purpose: This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel. Allowed Principal uses & density: Marine oriented manufacturing and shipping uses plus complementary support uses.	<u>MS</u>
Industrial Purpose: This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities. Allowed Principal uses & density: Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses.	<u>I</u>

<u><i>Special topics to explore: Refine use, design, bulk and dimensional standards to promote desired development.</i></u>	
Heavy Manufacturing <u>Purpose:</u> This designation provides for heavy manufacturing and closely related uses in the March Point area. <u>Allowed Principal uses & density:</u> Industrial, research and development, repair, warehouse, shipping terminals <u>and related uses whose production process creates a potential hazard or nuisance to adjacent districts, and accessory</u> that minimize external impacts to adjacent districts, and accessory uses.	HM
Public Use <u>Purpose:</u> This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses. <u>Allowed Principal uses & density:</u> Public parks and recreation facilities, open space, single family residences under certain circumstances, schools, and other public facilities.	
Aeronautical Zone <u>Purpose:</u> This designation provides for the Anacortes Airport and associated uses. <u>Allowed Principal uses & density:</u> Airport and aeronautical related uses.	AZ
Medical Overlay <u>Purpose:</u> This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses. <u>Allowed Principal uses & density:</u> Hospitals and medical clinics in addition to permitted uses in the underlying zoning district. Uses are subject to height, density and other development standards in the underlying zone. <u>Special topics to explore:</u> Refine overlay boundary, use provisions, and height provisions.	MO
Live/Work Overlay <u>Purpose:</u> This overlay designation provides the opportunity to combine living and working spaces in individual units, provided the scale and impact of such non-residential uses is limited. This designation is appropriate for select R-3 and R-4 zones that are adjacent to commercial or manufacturing zones. <u>Allowed Principal uses & density:</u> Small scale retail, commercial, and manufacturing uses are allowed if combined with a permitted use in the base zoning district. Subject non-residential activities shall be conducted indoors and external impacts are minimized. Limited outdoor storage and sales may be allowed on a case by case basis provided measures are taken to minimize external impacts.	
Old Town Overlay <u>Purpose:</u> This designation recognizes the unique heritage, scale, and character of the oldest residential area of the city by establishing standards to maintain the scale and character of the area. <u>Allowed uses & density:</u> Single family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory dwellings and duplexes. The permitted density is 7-14 dwelling units per acre, depending on the particular housing types used and established development pattern and character of the area. <u>Special topics to explore:</u> Refine list of permitted uses and density provisions.	



DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

DATE: March 23, 2016
TO: Mayor and City Council
FROM: Planning, Community & Economic Development
SUBJECT: March 28, 2016 CC Meeting
2016 Comprehensive Plan Update: **Land Use Element – Recap & Continued discussion**

At the March 21, 2016 Council meeting, staff presented the Planning Commission's recommendation for the 2016 Comprehensive Plan, including recommendations for changes to the current version (August 13, 2015) of Proposed Land Use Designations map. The discussion is summarized below, with additional information provided by staff where applicable.

1. Letter B-1 – Old Town.

Based on the Council discussion, it appeared that the majority of Council was in favor of retaining the existing minimum lot size.

2. Letter O – San Juan Passage / Portalis

The idea of creating different zoning categories to address the complexities of different neighborhoods was raised, as well as the appropriate level of detail to include in allowed use descriptions and lot size/density minimums and maximums. Councilmembers also discussed the potential for conflicts between the existing residential uses in the area and public use of the existing and planned trail.

Creation of neighborhood or area-specific zones can certainly be accomplished if desired by Council. Land use categories identified in the Comprehensive Plan are typically more general than zoning districts. For example, the Residential Medium High Density designation includes the implementing zones of R4 and R4a, and the Light Manufacturing designation includes the LM and LM1 implementing zones. Each zone has slightly different standards. If Council determines that the San Juan Passage and Ship Harbor area should be designated as Residential Low Density on the future land use map but that existing implementing zones do not adequately address local neighborhood needs, another implementing zone under the Residential Low Density category could be created. This would occur during the development regulation update.

3. Letter Y – 1.5 Blocks SE of Trident

Council discussed the options of a live /work overlay with allowance for multifamily, adding language to current LM zone to prohibit open air storage, pallets, fish nets, etc., for the area, or the potential for some other transition zone. The question of whether structures/uses destroyed by fire could be rebuilt/established was raised.

Background:

The change from LM to a residential zone was initially proposed by a member of the CAC; however the majority of the CAC recommended no change. Based on public input, the Planning Commission decided to continue considering the proposal and ultimately recommended a change to R3 with Old Town Overlay.

- 4th Street has traditionally been the dividing line between residential and manufacturing uses. Changing the zoning to residential would simply recognize the existing development pattern.
- Change would encourage retention of existing affordable housing
- There are multiple significant historic buildings in the area

Opponents cite some of the following points in support of their position:

- A change in zoning could impact future property owner expectations for what types of activities in neighboring areas are acceptable, potentially threatening adjacent industrial uses
- Potential negative impacts to the viability of Anacortes' working waterfront and local economy by reducing nearby property available for expansion
- Pushing the residential boundary even closer to the industrial area could lead to an increase in conflicts between uses
- A change to R3/Old Town would result in creation of nonconforming uses and structures
- Potential loss of affordable housing
- Property owners of 1/3 of the total area (north half of block 72) oppose the proposed change

Staff comments:

If changed to R3 or Old Town designation, multi-unit uses exceeding a duplex would become nonconforming according to current provisions. However, per AMC 17.60.050.E, when a nonconforming use of a structure and premises in combination, is discontinued or abandoned... the use shall not thereafter be used except in conformance with the regulations of the district in which it is located, except that in cases where such cessation of the use is caused by unusual circumstances (such as, but not limited to fire, illness or death) the city council may grant an exception allowing the nonconforming use to continue, and may establish conditions for such use.

Potential options for consideration –

- Change the designation of only the south side of the blocks, facing 5th Street, to Old Town. This would be a compromise that meets various objectives, including recognition of historic nature of many of the homes on along 5th Street, while preserving the LM zoned area along 4th Street (a designated truck route), ensuring existing uses continue to be conforming under the LM standards and allowing for some potential future industrial expansion.
- Change the designation of the entire area to Old Town / R3. Issues related to creation of nonconforming structures and uses would need to be addressed.
- Change the designation to Old Town / R3 with a live/work overlay. According to the draft provisions, the Live/Work Overlay is appropriate for select R3 and R4 zones that are adjacent to commercial or manufacturing zones. Small scale retail, commercial, and manufacturing uses would be allowed if combined with a permitted use in the base zoning district. This option would allow for some commercial uses of properties while maintaining the existing residential use.
- Leave as is. This would allow all current uses to continue as permitted, conforming uses; however leaves open the possibility of future redevelopment of industrial uses.

4. Letter W – LM1 zone west of Sharpe's Corner Business Park

Some members advocated deferring re-designation of these areas to a later date when a more detailed planning process and associated relevant comp plan changes could be undertaken. There is not a need to rush to make any changes since the City owns a majority of the area and can exercise a lot of control over what happens through that ownership. The importance of coordination with WSDOT and the Anacortes School district in any planning process was stressed. Continued consideration of potential workforce housing opportunities was also discussed.

5. Letters S and V: Weaverling Spit CM and Fidalgo Bay LM1

These areas are currently proposed to be changed to R2. After further review, staff recommends that no change to existing designations be made until a more detailed level of review can occur, possibly in

conjunction with the Shoreline Master Program update. Also, correspondence was recently received from Samish Indian Nation indicating a desire for the potential MMU designation of their CM property.

6. Please see the Planning Commission Recommendation for their comments on the Letter F (MJB / 17th – 22nd St. Site) and Letter P (Medical/Hospital Overlay).

Public Comments on 1st Draft – 2016 Comprehensive Plan Housing Element

Approximately 110 public comment letters were received from October 27, 2015 through February 10, 2016 regarding the First Draft of the 2016 Comprehensive Plan. Copies of the original letters are available here: http://www.cityofanacortes.org/public_comments.php.
The following is a summary of comments, concerns and suggested changes along with staff responses.

#	From	Comment(s) Summary	Staff Response	Action Taken
97	Taylor	Housing costs will never be low enough for middle low income people to afford living here. We need to try to attract industries which by their nature attract people with higher income.	GMA requires that jurisdictions encourage the availability of affordable housing to all economic segments of the community. H-1.2 promotes a variety of densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.	None.
103	Johnson	Proposed new goal and policy regarding nondiscriminatory land use policies to further fair housing.	Goals H-3 and H-4 focus on providing affordable and special needs housing.	None.
109	Usman	There is a need for small units targeted at millennials.	Goal H-1 and associated policies address housing supply and variety, including encouraging a variety of residential densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.	None.
115	Ostland	Age appropriate housing is needed, including senior friendly housing.	See response above. Also, Goal H-4 and associated policies focus on supporting housing options for older adults.	None.
193	Johnson	New goal - City shall encourage the preservation of existing housing units.	Policy H-3.1 encourages the preservation, maintenance and improvements to existing affordable housing.	None.
193	Johnson	New goal/policy - City shall not downzone any residential area without studying effect on affordable housing and the number of housing units that will be potentially lost due to the downzone; and potential number of units shall be replaced with an upzone elsewhere	Policy H-3.2 directs the City to develop meaningful, measurable goals and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward meeting those goals.	None.



**City Of Anacortes Planning Commission Recommendation
2016 Comprehensive Plan Periodic Update
Findings of Fact, Reason for Action, and
Action Taken**

I. Findings of Fact and Reasons for Action

1. The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations under RCW 36.70A.130(1). The City of Anacortes's deadline to complete the update is June 30, 2016.
2. Growth Management Act (GMA) planning goals are set forth in RCW 36.70A.020. The GMA citizen participation and coordination planning goal is to "Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts" (RCW 36.70A.020(11)).
3. The GMA requires the City to establish and broadly disseminate a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans (RCW 36.70A.140). The City developed a Public Participation Plan to guide the planning process and has followed that plan.
4. The Public Participation Plan directed the establishment of a Community Advisory Committee (CAC), made up of a diversity of community members to support the Planning Commission in data collection, community engagement and creating recommendations for the citywide vision, plan concepts and alternatives, and preferred plan direction. The CAC held 28 regular meetings to discuss and develop recommendations regarding the Comprehensive Plan update.
5. The City established a project website for the 2016 update at: http://www.cityofanacortes.org/comprehensive_plan_development_2016.php. This website was a central point of information about the purpose of the project and schedule for public meetings. All documents were posted and available for public review.
6. The City held a series of four community workshops, where the public was invited to participate to broadly define the desired community future, provide input on the scope of the periodic update (March 27, 2014 and April 30, 2014), focus on the Fidalgo Bay waterfront (August 26, 2014) and to evaluate land use alternatives (February 26, 2015).
7. The Anacortes Planning Commission held a series of 13 public meetings from June 2014 through June 2015. Public comments were provided during these meetings. The Planning Commission

considered public input from a variety of sources including CAC recommendations, staff recommendations, city recommendations, public comments and agency comments.

8. The CAC, Planning Commission and City Council held joint meetings on September 9 and 22, 2014, and again on March 25 and April 8, 2015 to discuss CAC recommendations and to provide input on the direction of the Comprehensive Plan update.
9. Based on review of the 2012 Comprehensive Plan and input from the public, stakeholders, CAC, Planning Commission and City Council, an initial Draft 2016 Comprehensive Plan, including updated growth targets, policy and text amendments and Future Land Use Map amendments was prepared and released for public review in October 2015 ("Draft 2016 Comprehensive Plan").
10. The proposed Draft 2016 Comprehensive Plan was posted on the City website.
11. A public open house to introduce the Draft 2016 Comprehensive Plan and to gather public input was held on December 8, 2015.
12. Notice of Planning Commission public hearings for the Draft 2016 Comprehensive Plan and that the proposal had been posted on the City website, was sent to citizens, property owners, media, cities, Skagit County, Tribal governments, local agencies and groups, service providers, and to the City's Comprehensive Plan update email distribution list.
13. Notice of the Planning Commission public hearings for the Draft 2016 Comprehensive Plan was published in the Anacortes American on December 16 and December 23, 2015 and posted at the Anacortes Public Library and Post Office.
14. The Anacortes Planning Commission held public hearings on January 6, January 13, January 20 and January 27, 2016 and additional public meetings on February 3, 17 and March 2, 2016. All persons desiring to comment on the proposed amendments were given full and complete opportunity to be heard.
15. All written public comments received have been posted on the City website.
16. In developing its recommendation, the Planning Commission considered the recommendations developed by the CAC, public input at community workshops, written public comments, public comment through the public hearing process, and the environmental information developed through the integrated GMA/SEPA process.
17. The Draft 2016 Comprehensive Plan is consistent with and implements the GMA planning goals. The proposed amendments conform to the applicable requirements of the GMA.
18. Notice of the subject amendments will be submitted to the Washington State Department of Commerce in 2016 pursuant to RCW 36.70A.106.
19. The Planning Commission bases its Findings of Fact and Reason for Action on the entire record of the Planning Commission, including all testimony and exhibits. Any finding, which should be

deemed a Reason for Action, and any Reason for Action which should be deemed a finding, is hereby adopted as such.

20. Severability – If any section, sentence, clause or phrase of this document shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this document. Provided, however, that if any section, sentence, clause or phrase of this document is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this document shall be in full force and effect for that individual section, sentence, clause or phrase as if this document had never been adopted.

II. ACTION TAKEN

1. At its special meeting on March 2, 2016, the Planning Commission voted to recommend **approval** of the Draft 2016 Comprehensive Plan ("Second Draft – Planning Commission-Recommended Version"), **subject to the following changes** to the preferred alternatives as shown on the Proposed Land Use Designations Map (dated August 13, 2015) (Exhibit 90):

Map Letter	Current Designation	PC recommendation
A	R2	Reduce the minimum lot size from 7,500 sq. ft. to 6,000 sq. ft. only for the R2 area east of Anacopper Mine Road
B-1	R3 (Old Town)	Retain existing minimum lot size (6,000 sq. ft.); make Old Town Overlay area its own zone
G	Industrial (I)	Retain existing Industrial designation
O	Commercial Marine (CM)	Change to R2 with a minimum lot size of 6,000 sq. ft.
Y	Light Manufacturing (LM)	Change to Old Town designation
W	Light Manufacturing (LM)	Change to R3

Exhibit 115 illustrates track-changes incorporating the Planning Commission Recommendations to the text of the document.

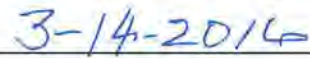
2. The Planning Commission did not reach a consensus on a preferred alternative for the following Proposed Land Use Designations Map letters and forwards the following comments to the City Council:

Map Letter	Current Designation	PC comments
F	Commercial Marine 1 (CM1)	Several commissioners were opposed to allowing residential uses in this area due to concerns about incompatibility between residential and industrial uses; also the preservation of access to the barge channel near 22nd St. was felt to be of primary importance. The majority of commissioners were in favor of changing the designation to Marine Mixed Use and while compatibility issues were a concern, felt that those could be addressed through

		development regulations and design standards.
P	R4A and Commercial (C)	Some commissioners felt that extending the proposed Hospital Overlay area to Commercial Ave. would have a negative impact to existing businesses within the proposed overlay area, and were concerned with the potential loss of taxable retail sales along Commercial Ave. due to conversion of the property to hospital uses. Another concern was the potential for the proposed overlay area along Commercial Ave. to be developed as parking, as depicted on Island Hospital's long range planning documents. It was suggested that the Overlay extend only as far east as the north/south alley behind the parcels fronting on Commercial Ave. Other Commissioners felt that extension of the overlay to Commercial Ave. would help facilitate better access and allow the hospital to make long term plans needed to continue to provide services to the community. A majority of commissioners were in favor of allowing increased height provided design standards were developed.

3. The Planning Commission confirms its recommendation of approval for the remaining Proposed Land Use Designations Map preferred alternatives as shown on Exhibit 90.


Marty Laumbattus, Chair
City of Anacortes Planning Commission


Date Signed

Attachment:

1. Exhibit 115 - "Anacortes Comprehensive Plan 2016 – Planning Commission Recommended Version"
2. Exhibit 90 – Proposed Land Use Designations Map



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning April 4, 2016

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes, vouchers and consent agenda items is not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

REGULAR MEETING

April 4, 2016

Special Meeting: 5:00 PM Site Visit at corner of 12th Street & "D" Avenue, 5 Lot Replat & PUD, PUD-2015-0002

- Resolution 1949: Adopting Revised City Council Procedures
- Closed Record Public Hearing: 5-Lot Replat, PUD, Code Modifications, ROW Vacation & Dedication PUD-2015-0002 (Discussion/Possible Action)
- Ordinance 2972: Amending 2016 Budget (Action)
- Interlocal Agreement: Self-Contained Breathing Apparatus Grant (Action)
- 2016 Comprehensive Plan Update Discussion - Transportation (Capital Facilities & Utilities)

STUDY SESSION

April 11, 2016

- Medical Marijuana Stakeholder Meeting Agenda Discussion
- 2016 Comprehensive Plan Update Discussion - Economic Development

REGULAR MEETING

April 18, 2016

- CDBG - Review and Approve 2016/2017 Action Plan
- 2016 Comprehensive Plan Update Discussion - Parks & Recreation; Environment & Conservation

STUDY SESSION

April 25, 2016

- Possible Title 6 Updates Discussion
- Open Streets 2016 Presentation, Update, and Discussion (Warren Tessler)

REGULAR MEETING

May 2, 2016

Special Meeting: 4:00 PM Site Visit: Meet on site on north side of Haddon Road east of Whistle Lake Road

- Closed-record public hearing, Haddon Road 13 Lot Preliminary Plat & PUD, PUD-2016-0001

STUDY SESSION

May 9, 2016

REGULAR MEETING

May 16, 2016

- Public Hearing: 2016 Comprehensive Plan Update

STUDY SESSION

May 23, 2016

- Skagit Community Action Update
- Marine Tech Schools Update
- 2016 Comprehensive Plan Discusison - Review of Final Plan; Adopting Ordinance Review

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Planning, Monday, Mar 28, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Public Safety, Thursday, Mar 31, 2016, 4:40 PM, Main Floor Conference Room (Parks Office)
- Public Works, Monday, Apr 4, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Housing Affordability & Community Services, Thursday, Apr 7, 2016, 1:30 PM, Main Floor Conference Room (Parks Office)
- Planning, Monday, Apr 11, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Apr 13, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Public Works, Monday, Apr 18, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
