

*** The City of Anacortes Planning Commission is following the procedure per Section 3 of Anacortes [Resolution 2082](#) Ratifying Proclamation of Emergency and Providing Temporary Procedures to Respond to the COVID-19 Epidemic, adopted by the Anacortes City Council on March 16, 2020 and Resolution 2096, adopted July 27, 2020, extending the duration of Resolution 2082 through September 30, 2020:*

- *All in-person Committee meetings of the City Council [and Planning Commission] are canceled. Council and committee meetings may be held telephonically regardless of whether the City has the capability of video recording meetings.*
- *Meetings may be viewed live or viewed after the fact on the [City of Anacortes website](#) or on [Channel 10](#).*
- *The public may watch or listen to the meeting live by visiting <https://us02web.zoom.us/j/85918981678> or by telephoning 1 253 215 8782, and entering Meeting ID 859 1898 1678*
- *Listen to the meeting by phone: 872-240-3412, Access Code: 261-991-485*
- *If you have any issues accessing the meeting via the above information, please call Matt Kaufman at 360-293-1904.*

ANACORTES PLANNING COMMISSION

MEETING AGENDA



August 26, 2020

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

****THIS MEETING WILL BE HELD ELECTRONICALLY ONLY****

6 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of July 8, 2020 and July 22, 2020**
3. **Correspondence**
4. **Old Business**
a. Discussion Only – No Public Comments at this time: Shoreline Master Program
Periodic Update: Draft Amendments Review

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Anacortes Planning Commission

Proposed Agenda Items for Upcoming Meetings

Subjects listed below have been tentatively suggested for consideration by the Anacortes Planning Commission on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes are not included. The complete Preliminary Agenda for each meeting is published on the Thursday 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 Joann Stewart at 360-293-1907 or joanns@cityofanacortes.org to be directed to the sponsoring staff member.

Meeting Date	Subject
August 26, 2020	Discussion: Shoreline Master Program Periodic Update draft amendments
September 9, 2020	Public Hearing: SDP-2020-0001 – Tom Jackson Dock Public Hearing: SPL-2020-0003 – Cherry Court Short Plat and CUP
September 23, 2020	Public Hearing: CUP-2020-0001 – 18 th Street Parking Lot CUP Public Hearing: LPS-2020-0001 – The Crossings Cottage Development
October 14, 2020	Discussion: Shoreline Master Program Periodic Update draft amendments
October 28, 2020	
November 11, 2020	Holiday – No Meeting
November 25, 2020	Day Before T-Giving Holiday – No Meeting
December 9, 2020	Joint Ecology/City Public Hearing: Shoreline Master Program Periodic Update proposed amendments (TENTATIVE)
December 23, 2020	



Planning Commission Public Hearing Minutes for July 8, 2020

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 MacKenzie called the virtual Public Meeting of July 8, 2020, to order at 6:00 p.m.

Roll Call

Members Present: Commissioners Mount, Jeretzky, MacKenzie, Cortright, Graf, and Ruether

Absent: (one vacate position)

Staff Present: Don Measamer, Tess Cooper, Dave Oicles

Minutes

Minutes from March 11, 2020 were approved as presented.

Correspondence

None

New Business

Director Measamer gave a brief update on how we will be conducting virtual Planning Commission meetings for the next few weeks. This meeting was more of a test of the system. The Governor extended the requirement for public meetings to be virtual until August 1st. Measamer also mentioned we have been very busy in the planning and building departments, with new single family home permit numbers doubled compared to this time last year. City Council approved the downtown Commercial St closure to vehicle traffic for July 17th at 5pm – July 18th at 10pm so businesses could welcome people outside with social distancing. (This event was later canceled). A video on the Shoreline Master Program Update will be shown at the next Planning Commission meeting on July 22, 2020. The Planning Commissioners will meet electronically every Wednesday in August to get projects moving forward, conducting virtual public hearings. The planning department will write up some clarity and guidelines on how the public can participate during virtual meetings. Other items coming up will be updating code for short-term rentals, re-writing the Tree Preservation Plan, and the possible need to extend the moratorium on building bonus height in R4.

With no further discussion, Chair MacKenzie concluded the meeting at approximately 6:08 p.m.



Planning Commission Public Hearing Minutes for July 22, 2020

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 MacKenzie called the virtual Public Meeting of July 22, 2020, to order at 6:00 p.m.

Roll Call

Members Present: Commissioners Mount, Jeretzky, MacKenzie, Cortright, Graf, and Ruether

Absent: (one vacate position)

Staff Present: Don Measamer, Libby Grage, Dave Oicles

Minutes

Minutes from July 8, 2020 will be presented at a later date.

Correspondence

None

New Business

Anacortes Shoreline Master Program (SMP): Libby Grage, Planning Manager, gave a presentation on the Anacortes Shoreline Master Program and the periodic update process, giving the background and context. A video was also presented on the SMP and can be seen here: https://anacortes.granicus.com/player/clip/526?view_id=2 Alex Capron and Dan Nickel from The Watershed Company were also on hand to answer questions from the public and Commissioners on the SMP update process. The formal public comment period concerning the SMP will be sometime this fall.

With no further discussion, Chair MacKenzie concluded the meeting at approximately 6:54 p.m.



Planning Commission Agenda Bill

Meeting Date: 8/26/20 **Agenda Item:** 4A

Subject: Periodic Update of the Shoreline Master Program – Review of Draft Amendments

Staff Contact: Don Measamer, Libby Grage

Attachments: PowerPoint presentation slides (Att. A)

Purpose: The Watershed Company and City staff will present the proposed amendments to the Shoreline Master Program for Planning Commission discussion and feedback.

No public comment will be taken at this meeting. After PC review, a revised Draft of the amendments will be released for a 30-day Dept. of Ecology/City Joint Public Comment Period and Joint Public Hearing.

Background: The periodic review of the Anacortes SMP is required by the Shoreline Management Act (SMA) to occur every 8 years ([RCW 90.58.080](#)).

Public Engagement Links: The public may stay involved with the project by using the following links:

- Shoreline Master Program Periodic Update project webpage:
<https://www.anacorteswa.gov/1095/SMP-Update>
- Questions/ comments may be sent to libbyb@cityofanacortes.org.
- Subscribe to project news flashes and notices at:
<https://www.anacorteswa.gov/list.aspx>
Select “Shoreline Master Program Update” under “News Flashes”.

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City of Anacortes Shoreline Master Program Periodic Update

Planning Commission SMP
Amendments Discussion



SMP Amendments Discussion

- Meeting format – follow Gap Analysis chronologically
- Provide code excerpt – discuss rationale



Gap Analysis Report Purpose

- Consistency with:
 - *State legislative amendments*
 - *Critical areas regulations*
 - City-wide regulations – adopt by reference
 - *Comprehensive Plan & development regulations*
 - *Additional issue(s) to consider*



Topic Areas – Meeting 1

- Legislative Amendments
- Critical Areas
- Shoreline Environment Designation Review
- Updates to code references
- Definitions
- Aquaculture
- Codification process



Topic Areas – Meeting 2

- Building height
- Vegetation conservation standards
- Dock/Pier repair regulations
- Percent slope calculation for Conservancy & Shoreline Residential designations
- Prioritized Restoration Plan
- Cumulative Impacts Analysis



Proposed Amendments – Legislative Amendments

- OFM Cost Threshold

2.4 Uses Not Constituting “Development” and Exemptions from Substantial Development Permit Requirements

1. Any development of which the total cost or fair market value, whichever is higher, does not exceed ~~seven thousand forty-seven (\$7,047) five thousand seven hundred eighteen (\$5,718)~~ dollars or as periodically adjusted per RCW 90.58.030(3)(e), if such development does not materially interfere with the normal public use of the water or shorelines of the state. The dollar threshold established in this subsection must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. “Consumer price index” means, for any calendar year, that year’s annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the *Washington State Register* at least one month before the new dollar threshold is to take effect. For purposes of determining whether or not a Substantial Development Permit is required, the total cost or fair market value ~~must~~shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development ~~must~~shall include the fair market value of any donated, contributed or found labor, equipment or materials;

Proposed Amendments – Legislative Amendments

- OFM Cost Threshold

- 2019a, 2017a

2.4

Uses Not Constituting “Development” and Exemptions from Substantial Development Permit Requirements

8. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multiple-family residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if either:

- a. In ~~saltwaters~~, the fair market value of the dock does not exceed two thousand five hundred (\$2,500) dollars; or
- b. In fresh waters the fair market value of the dock ~~replacement~~ does not exceed ~~twenty two thousand five hundred (\$22,500), and are of equal or lesser square footage than the existing dock being replaced, or~~

c. New docks constructed in fresh waters do not exceed ~~ten~~eleven thousand ~~two hundred~~ (\$110,200) dollars, ~~but if~~

d. ~~However,~~ subsequent construction having a fair market value exceeding ~~two thousand five hundred (\$2,500) dollars~~the amount ~~above~~ occurs within five years of completion of the prior construction, the subsequent construction ~~must~~shall be considered a substantial development for the purpose of these regulations.

Proposed Amendments – Legislative Amendments

- Definitions

- o A Substantial development permit is not required for structure removal

Development A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any other project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the Act at any state of water level (RCW 90.58.030(3d)). “Development” does not include dismantling or removing structures if there is no other associated development or re-development. See also “Substantial Development.”

Proposed Amendments – Legislative Amendments

- Geoduck aquaculture – wild harvests no longer meet the definition

Aquaculture The culture or farming of food fish, shellfish, or other aquatic plants or animals, including the incidental preparation of these products for human use. The term encompasses a wide variety of activities including hatching, seeding, planting, cultivating, feeding, raising, and harvesting of plants and animals, but does not encompass the wild harvest of geoduck.

DR-8.4.9

~~All floating and submerged aquaculture structures and facilities in navigable waters shall be marked in accordance with U.S. Coast Guard requirements.~~ All geoduck aquaculture must adhere to the provisions of WAC 173-26-241(3)(b). The definition of aquaculture and its associated provisions does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery.

Proposed Amendments – Legislative Amendments

- Provide a list of exceptions not required for local review
- WSDOT – 90-day review cycle
- Shoreline Restoration – provides relief to applicant with a landward shift of Ordinary High Water Mark
- Moratorium Authority – added provisions (SMP 2.7) to enact, as necessary
- Floodway definition – adds RCW reference
- List of SMP shorelines added in City limits
- Nonconforming definitions added

Proposed Amendments, Critical Areas

- Adopt by Ordinance critical area regulations (CAR) currently under review (Remove Appendix A)

1.5 How the Shoreline Master Program is Used

A. Scope

The policies and regulations of this Master Program including the shoreline critical area regulations (in ~~Appendix A~~ Chapter 6 of this SMP) ~~must~~shall apply to all shorelines of the state within the corporate limits of the city of Anacortes. Development within the

Mitigation

DR-6.3.5

In addition to the requirements for critical areas reports contained in the ~~shoreline-specific~~ Critical Areas Regulations, Ordinance #XX,
dated XX, found ~~in Appendix A~~ under AMC 19.70, the mitigation plan ~~shall~~must address the following:

Proposed Amendments, Critical Areas

- Applicability – refers to SMP Section 6.6 – exempt activities that do not apply in shoreline jurisdiction
- Shoreline critical areas impacts to be documented (Critical area trigger requirement)

2.4 Uses Not Constituting “Development” and Exemptions from Substantial Development Permit Requirements

- A. **Applicability to uses not ~~requiring constituting~~ development.** All uses within shoreline jurisdiction must be consistent with the regulations of this Master Program whether or not they require a Shoreline Substantial Development Permit. If an activity does not meet the definition of “Development”, it still may require a shoreline exemption. Activities in shoreline critical areas must request a letter of shoreline exemption or substantial development permit, regardless of whether they are exempt under -provisions AMC 19.70.035 Critical Areas Review or AMC 19.70.040, Permitted Alterations (a full list is under SMP 6.6). ~~required~~ Furthermore, Shoreline Conditional Use and/or Shoreline Variance permits may still be required of development that is not substantial development. An exemption from the Substantial Development Permit requirements does not constitute an exemption from the policies and use regulations of the Shoreline Management Act, the provisions of this Master Program, and other applicable City, state, or federal permit requirements.

Proposed Amendments, Critical Areas

- Exclusions where Exempt activities need shoreline review – listed under SMP 6.6

6.2 Organization

These regulations first present general environmental policies and regulations including analysis of impacts, mitigation, bonding, and monitoring. Second, policies and regulations protecting the broad elements that comprise the shoreline environment (e.g., earth, air, and water) are provided. Third, it presents general and specific policies and regulations for “critical areas” including: wetlands, geologically hazardous areas, frequently flooded areas, and fish and wildlife habitat conservation areas, including exclusions where the AMC 19.70, Ordinance #XX, dated XX, Critical Areas Regulations do not apply within shoreline jurisdiction under Section 6.6 of this SMP. Regulations for the protection of critical aquifer recharge areas are dealt with under AMC Chapter 19.70, Ordinance #XX, Critical Areas Regulations~~in the critical areas section (see Appendix A)~~. And finally, it presents policies and regulations for conservation of vegetation in shoreline jurisdiction.

Proposed Amendments, Critical Areas

- Add exclusions where Exempt activities need shoreline permit review

~~DR 6.6.2~~ The following Critical Areas sections under AMC 19.70, Critical Areas do not apply to development located in shoreline jurisdiction:

a. 19.70.XXX, Critical Areas Review

b. 19.70.XXX, Exempt Activities

c. 19.70.XXX, Permitted Alterations

d. 19.70.XXX, Reasonable use exception variance

e. 19.70.XXX(B) Wetlands – General Development Standards, Exemptions and allowed activities.

f. 19.70.230(B)(3) and (4), Small, Hydrologically Isolated Category III and IV Wetlands

g. 19.70.XXX(B) Fish and wildlife habitat – Specific standards for streams, Exemptions and allowed activities.

a-h. 19.70.XXX(B) Geologically hazardous areas – General development standards, Exemptions and allowed activities.

B. Regulations

DR-6.6.1 ~~Development and uses proposed within shorelines of the state shall meet the requirements of the~~ The City's shoreline specific Critical Areas Regulations as ~~contained in Appendix A~~ adopted under Ordinance #XX, dated XX, and AMC 19.70 are hereby incorporated into this Master Program by reference with the following exclusions: ~~in addition to the requirements found elsewhere in the Master~~

Proposed Amendments, Critical Areas

- Habitat Assessment (SMP 6.7 Applicability) When intersecting with FEMA Floodplain, Critical Area report requirements are provided under AMC 19.70.625 (Frequently Flooded Areas)
 - *FEMA Regional Guidance for Floodplain Habitat Assessment and Mitigation*

~~Section A-5~~ AMC Section 19.70.625(B), Frequently Flooded Areas – Critical Areas Report Additional Requirements provides the minimum report requirements for a Floodplain Habitat Assessment and Mitigation Plan, as required by FEMA Region X, 2013, or hereafter amended, ~~of the shoreline specific Critical Areas Regulations contained in Appendix A~~ In addition, the Northern Skagit County Bays and Shoreline Habitat Conservation and Restoration Blueprint 2005 Update ~~provides~~ describes protection ~~measuress~~ for critical salt-water habitats addressing these areas within City ~~that are described in the Northern Skagit County Bays and Shoreline Habitat Conservation and Restoration Blueprint 2005 Update.~~ |

Proposed Amendments, Critical Areas

- Habitat assessment report requirement – triggered near or within a mapped habitat conservation area

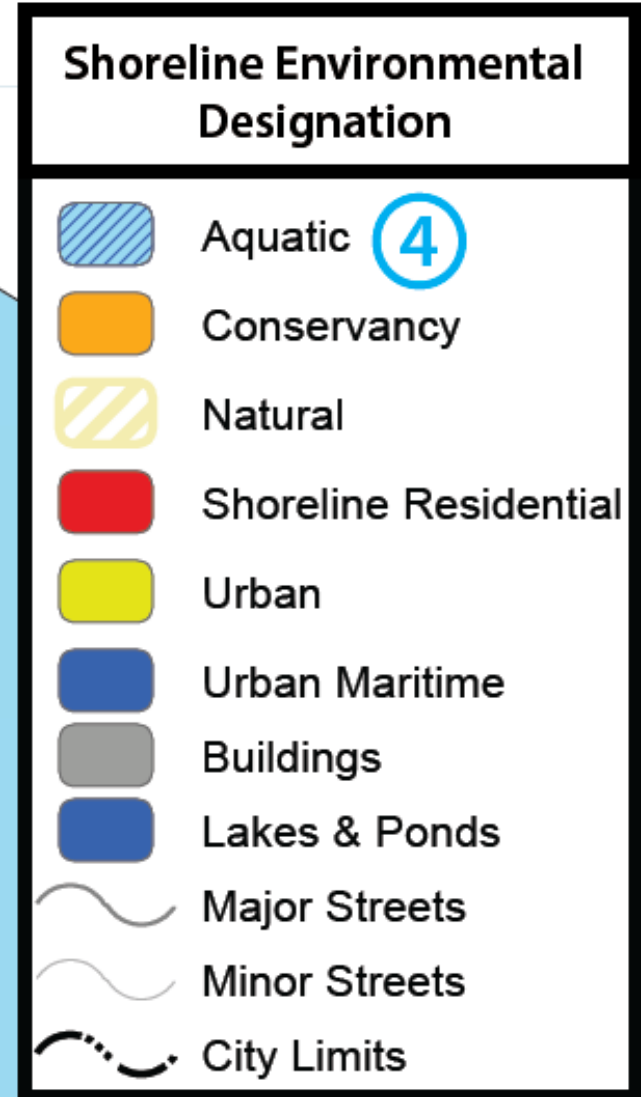
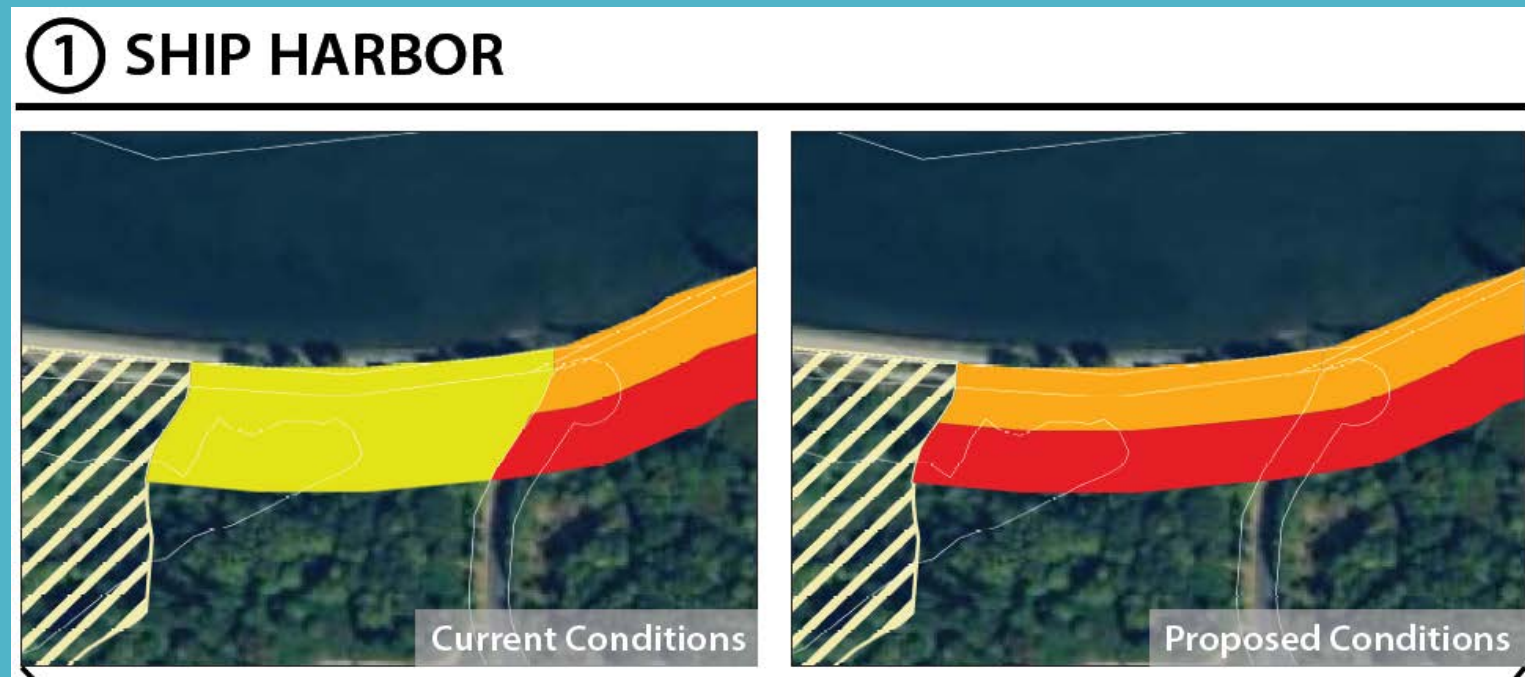
DR-6.7.6

In addition to requiring compliance with DR-6.5.9 for certain types of developments and uses (e.g., minimum ten-foot wide planting bed(s) of riparian vegetation along marine shorelines), the City ~~shall~~must require the establishment of buffer areas for activities adjacent to fish and wildlife habitat conservation areas on a case by case basis through a critical area report when needed to protect such habitat conservation areas. The applicant shall, with assistance of a licensed professional, determine the buffer(s) necessary, as applicable, depending upon the number of species present and the presence of existing habitat corridors to be preserved. The critical area report needs to reflect the nature of the existing vegetation, sensitivity of the habitat, and the type and intensity of human activity proposed to be conducted nearby. Habitat conservation areas and their buffers must be preserved in perpetuity using native growth protection easements and critical area tracts. In order to determine the need or extent of a buffer, critical area reports must be required for all development in or adjacent to a habitat conservation area, utilizing AMC 19.70.320, Fish and wildlife habitat - Mapping, pursuant to Section A 5.3(G)(1) of the shoreline specific Critical Areas Regulations contained in Appendix A. In order to determine the need or extent of a buffer, a critical area report shall be required for all development in or adjacent to a habitat conservation area (see also DR 6.7.7).

Proposed SMP Amendments

Shoreline Environment Designations

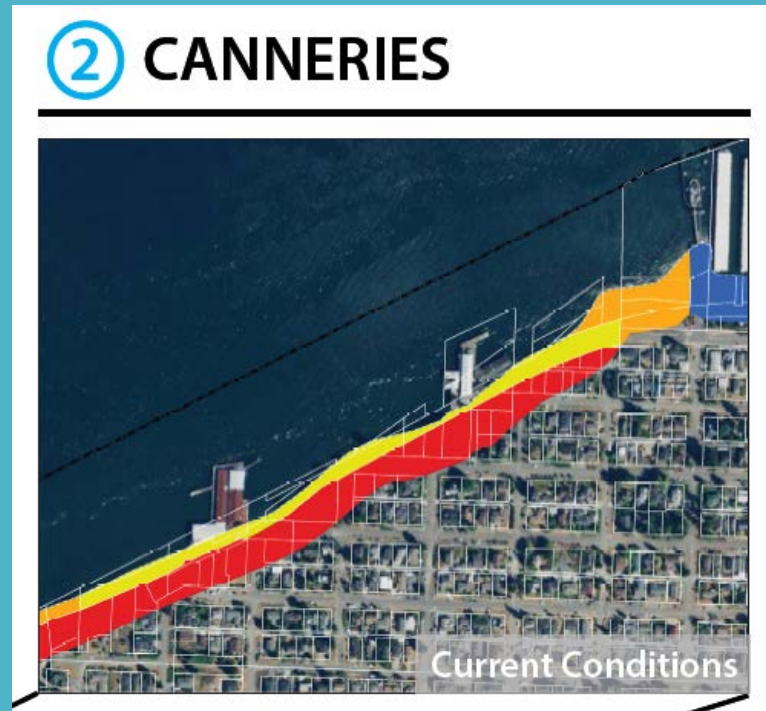
- Ship Harbor – Urban to Shoreline Residential/ Conservancy designation
- Follows existing zoning



Proposed SMP Amendments

Shoreline Environment Designations

- Canneries (landward of OHWM) are currently designated Urban
- Concern with compatibility regarding future development impacts
- SED currently matches zoning intent (light manufacturing)



Shoreline Environmental Designation

- Aquatic ④
- Conservancy
- Natural
- Shoreline Residential
- Urban
- Urban Maritime
- Buildings
- Lakes & Ponds
- Major Streets
- Minor Streets
- City Limits

Proposed SMP Amendments – References

Adding zoning code references to:

- 1. Universal adoption on Title 19 – Unified Development Code
- 2. City block frontage standards, Chapter 19.61
 - Adds pre-existing ground floor residential use flexibility, DR-5.10.4

e. ~~Ground floor R-residential uses must meet zoning code compliance under AMC 19.61, Block Frontage Standards may only be placed above a commercial ground floor.~~ |

- 3. Signs – Chapter 19.67
- 4. Building design standards
 - refer to design review requirements, DR-8.5.2

DR-8.5.2 Commercial development ~~shall~~must be subject to the design review provisions of the Anacortes ~~Zoning~~Unified Development Code (Title ~~19~~197 ~~AMC, specifically Chapters AMC 19.61, Block Frontage Standards, through AMC 19.69, Standards, Generally).~~ |

Proposed SMP Amendments – Definitions

- Removing definitions that already exist in Title 19
- Provide definition for impervious surface
 - Captured from the City's stormwater manual
 - Regulated within shoreline jurisdiction for lot coverage considerations.

Impervious Surface means a non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non- vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or stormwater areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

- Building height and pier substructure to be covered next meeting

Proposed Amendments - Aquaculture

- o Address economic viability of pre-existing structures in Aquatic designation
- o A proposed Shoreline conditional use (currently prohibited)

TABLE 5.1. SHORELINE USE AND MODIFICATION MATRIX.

The chart is coded according to the following legend. P = Permitted, when meeting requirements for that use and shoreline area, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements C = Conditional Use, when approved by the City and Department of Ecology X = Prohibited; the use is not eligible for a Variance or Conditional Use Permit						
	Natural	Conservancy	Shoreline Residential	Urban	Urban Maritime	Aquatic
	Shoreline Uses					
	Advertising and Signs	X	P	P	P	P
	Agriculture	X	X	X ¹	X	X
Aquaculture						
	Non-commercial aquaculture for recovery of a native population	C	C	P	P	P
	All other aquaculture	X	X	C	C	X ²

compatible with the residential character of the neighborhood, such as home occupations and bed and breakfast inns, may be permitted.

⁴ Private piers are only permitted in single-family residential use areas within Flounder Bay and along Cap Sante. All other residential piers are prohibited.

⁵ Some above-water aquaculture projects may be allowed as a conditional use in limited circumstances per SMP Section 8.4. isSection Section

Proposed Amendments - Aquaculture

- Proposals are limited to above water structures
- Cannot negatively impact water quality
- Must document potential noise and vehicular traffic

DR-8.4.8

In-water aquaculture is prohibited in the Aquatic Designation. Over-water aquaculture projects using legal above-water structures may be permitted, subject to the provisions under SMP Section 5.6, Aquatic. Applicants must include a narrative of their aquaculture proposal for a shoreline permit, consistent with the following:

- Operations must maintain or improve overall water quality of the affected waterway, as applicable,
- Identify antibiotics, vaccines, growth stimulants, anti-fouling agents or other chemicals the applicant anticipates using. Such materials must not be used until approval is obtained from all appropriate state and federal agencies, including but not limited to the U.S. Food and Drug Administration, the Washington State Department of Ecology, Fisheries and Wildlife, Agriculture and Department of Health.
- Identify noise generation associated with the project, including boat or vehicle traffic that will occur during anticipated regular operation.
- Subtidal, intertidal, floating, and upland structures and apparatus associated with the aquaculture proposal must be designed and maintained to avoid adverse shoreline ecological impact.
- Aquaculture use and development must be sited so that shading and other adverse impacts to existing eelgrass, kelp, or native shellfish beds are avoided, minimized, and mitigated consistent with DR 8.4.3.

Proposed Amendments - Aquaculture

- A visual impact analysis is required for container increases above 3 feet
- Ensures equipment utilized is in good working order
- Eliminates fish net pen language (prohibited).

f. For aquaculture projects using overwater structures, tool and other essential apparatus storage seaward of the OHWM where a pre-existing legal structure does not already exist must be limited to a container three (3) feet height, measured from the raft or adjacent pier surface.

i. Increases above three (3) feet in container height may be considered by the Shoreline Administrator without a shoreline variance, given a visual impacts analysis is provided by the

applicant. A visual impact analysis can be prepared the applicant themselves, so long as it is substantially complete, to scale and has the proper photo point of references from nearby properties.

ii. Height limitations do not apply to materials and apparatus that are removed daily.

g. Aquaculture equipment must be of sound construction, and contain the owners' identifying marks where feasible. Abandoned or unsafe structures and equipment must be promptly removed or repaired by the owner.

Fish net pens and rafts shall meet the following criteria in addition to the other applicable regulations of this section:

a. Fish net pens shall meet, at a minimum, State approved administrative guidelines for the management of net pen cultures. In the event there is a conflict in requirements, the more restrictive requirement shall prevail.

Proposed Amendments - Aquaculture

Reuse of Historic Over-water Structures (Aquatic Designation, 5.6)

- o Allows adaptive re-use via shoreline conditional use permit

Uses

DR-5.6.1

Prohibited ~~conditionally permitted~~ and allowed uses are generally identified in Table 5.1 in Section 5.12 of this Master Program. In addition:

- a. Water-dependent uses (e.g., water-dependent recreation and moorage) that are neither prohibited by the adjoining upland environmental designation nor associated with over-water structures are allowed. (For uses involving over-water structures see "New over-water structures" and "Historic Reuse of Over-Water Structures" above and below).
- b. Water-oriented ~~recreational~~ uses must be low to moderate in intensity.

Reuse of Historic Over-water Structures

The Shoreline Management Act allows for protection and restoration of historical buildings and the City of Anacortes Comprehensive Plan encourages adaptive reuse of historically significant structures. Several such structures exist along the City's shoreline. These structures include traditional over-water structures (e.g., Nelbro Cannery). The following regulations apply to proposals involving a new, water-enjoyment ~~use and/or~~ water-oriented use on an existing structure. (See also Sections 3.3-3.6 and 12.2 - Definitions)

Proposed Amendments - Aquaculture

Reuse of Historic Over-water Structures (Aquatic Designation, 5.6)

- o Provides a roadmap for compliance, WAC reference

DR-5.6.5	Re-use of historic structures is consistent with provisions under SMP
	<u>Section 8.4, Aquaculture, and WAC 173-26-241(3)(b) Aquaculture Standards, which minimizes overall visual impact to the greatest extent possible.</u>

Proposed Amendments – Codification Process

- Relocating Development Regulations into AMC 19.72, Shorelines
 - *Chapters 2, 3, 5-12*
- Goals & Policies into Comprehensive Plan: Shoreline Element
- Timing

Anticipated Timeline

- Open House – October 30th, 2019
- 2nd Open House March, 2020
- Planning Commission Meeting July 22nd, 2020
- August/October – Planning Commission Study sessions
- Joint Ecology/City public hearing & comment period – Oct/Nov 2020
- Submittal to Ecology for Initial Determination – December 2020
- Planning Commission review and recommendation – Winter 2021
- Local adoption of the SMP – Spring 2021

Additional information

- Project website:
 - o <https://www.anacorteswa.gov/1095>
 - o Staff contact is Libby Grage, Planning Manager
 - o (360) 299-1986
 - o libbyb@cityofanacortes.org

Thanks for
listening—questions?

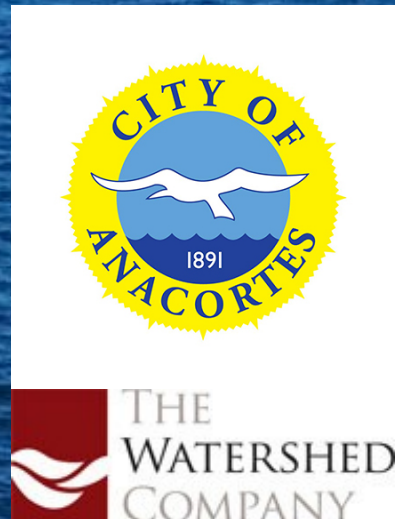


Photo credit: Alex Capron