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- The public is encouraged to comment via email to pced@cityofanacortes.org, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221, or via e-comment (<https://www.anacorteswa.gov/700/Watch-Meetings> - click on meeting you wish to provide comment and in upper right corner is an option to include Public Comment). Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
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ANACORTES PLANNING COMMISSION

April 20, 2022

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

AGENDA

6:00 PM

[VIEW PACKET MATERIALS HERE](#)

A. Roll Call

B. Minutes

- 1) Draft Minutes for 04/06/2022 and 04/13/2022 will be available at a later date.

C. Correspondence

D. New Business

E. Old Business

- 1) Public Hearing: 2021 Docket of Comprehensive Plan and Development Regulation Amendments

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Planning Commission Agenda Bill

Meeting Date: April 20, 2022

Agenda Item: E.1.

Subject: Public Hearing: 2021 Docket of Comprehensive Plan and Development Regulation Amendments

Staff Contact: LIBBY GRAGE

Approved for Submittal to Commission by

LIBBY GRAGE
DON MEASAMER

Action Type

Public Hearing

Summary Statement: Tonight the Planning Commission will conduct a public hearing to take comment on the 2021 Docket of Comprehensive Plan and Development Regulation amendment proposals. The public hearing has been advertised in accordance with AMC 19.16.070. The written public comment period ends on April 22, 2022.

Background: Please see the Staff Report dated April 4, 2022 for background information.

Previous Action: The Planning Commission held a work session to review the proposed amendments on 3/23/22.

Competing Viewpoints Considered: The purpose of the public hearing and public comment period are to gather public comments regarding the proposal.

Recommended Motion: No action requested.

Alternative Actions: N/A

Attachments (listed in order presented):

1. 1. Staff Report - 4/4/22
2. 2. Attachment A - City-Initiated Amendments
3. 3. SEPA Determination of Non-Significance (DNS)
4. 4. SEPA Checklist
5. 5. P1. Evergreen Islands: ShortTerm Rentals Petition
6. 6. P2. Skillings FLUM Amendment Petition
7. 7. P3. Walters: Toward Zero Waste Policy Petition

8. 8. Public Notice of Availability, Comment Period, Public Hearing
9. 9. Resolution 3042



Planning, Community, & Economic Development Department

904 6th Street / PO Box 547, Anacortes WA 98221 / Don Measamer, Director

Staff Report – 2021 Docket

To: Anacortes Planning Commission
Date: April 4, 2022
From: Libby Grage, Planning Manager
Subject: 2021 Docket of Comprehensive Plan and Development Regulation Amendments

SUMMARY

This memo describes the regulatory background for the annual amendment process; provides a outline of the public review process; analyzes the proposed changes pursuant to the local and State requirements; and describes the Planning, Community & Economic Development Department's (PCED) recommendations to the Planning Commission for deliberation. After the public hearing and the close of the written public comment period (scheduled to end on April 22, 2022) the Planning Commission will deliberate on each of the proposals and make a recommendation to the City Council.

TABLE OF CONTENTS

SUMMARY	1
BACKGROUND	2
FINDINGS OF FACT	2
SEPA AND AMC CH. 19.16	2
CITIZEN PETITIONS	3
P1. "PROMOTING NEIGHBORHOODS & AFFORDABLE HOUSING" – EVERGREEN ISLANDS	3
P2. "SKILLINGS FUTURE LAND USE MAP AMENDMENT" – THOMAS SKILLINGS.....	6
P3. "TOWARDS ZERO WASTE POLICY" – RYAN WALTERS	9
CITY INITIATED AMENDMENTS	11
C1. COMPREHENSIVE PLAN TECHNICAL UPDATES	11
C2. AMEND ANACORTES MUNICIPAL CODE (AMC) 19.20.070 VESTING, TO CLARIFY VESTING PROVISIONS FOR LAND USE PERMIT APPLICATIONS.	11
C3. AMC CH. 19.22 - CONCURRENCY.....	12
C4. AMC 19.43.020.B - ADULT FAMILY HOME DEFINITION.....	12
C5. AMC CH. 19.52 – PUBLIC STREET DESIGN.....	13
C6. AMC 19.52.040.A.2 – MODIFIED AND SPECIAL STANDARDS.	13
C7. AMC TABLE 19.52.040.E – LANE DESIGN STANDARDS.....	14
C8. AMC CH. 19.52.080 – STREET NAMES AND SIGNAGE.....	14
C9. AMC 19.53.030.B - DRIVEWAY LOCATION.	14
C10. AMC CH. 19.66 - FENCES	15
C11. AMC CH. 19.67 - SIGNS.....	15
NEXT STEPS	16

BACKGROUND

The City of Anacortes is conducting its annual process to accept and consider suggested amendments to the Anacortes Comprehensive Plan and Development Regulations. The Growth Management Act requires that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation”.

[Anacortes Municipal Code \(AMC\) Chapter 19.16](#) provides the procedures for review of Legislative Actions, including comprehensive plan and development regulation amendments.

During the years 2020 and 2021, the city received 3 citizen-initiated petitions for amendments to the Comprehensive Plan. In addition, City staff have proposed 1 Comprehensive Plan amendment and multiple amendments to the development regulations within the Anacortes Municipal Code (AMC) Title 19, Unified Development Code. In July 2021, following a public comment period, petitioner presentations, a public hearing, and consideration of comments received, the City Council adopted [Resolution 3042](#), establishing the 2021 docket.

FINDINGS OF FACT

SEPA and AMC Ch. 19.16

The following sections demonstrate the City’s compliance with the procedural requirements for legislative actions pursuant to local and State requirements:

1. Compliance with the State Environmental Policy Act (Chapter 197-11 WAC, AMC 19.16.060, and AMC 18.04).
 - Staff prepared an environmental checklist for the proposed amendments, dated March 29, 2022. The checklist includes evaluation of all proposed amendments.
 - Pursuant to AMC 19.16.060, an environmental checklist for P-2, Skillings Comprehensive Plan Future Land Use Map amendment, was provided by the petitioner, reviewed by staff and used in completing the environmental checklist for all proposed amendments.
 - A Determination of Nonsignificance was issued based on the environmental checklist on March 30, 2022.
 - Any comments received prior to the close of the public comment period will be provided to the Planning Commission.

Conclusion – The proposed amendments will satisfy local and State SEPA requirements at the conclusion of the comment period.

2. Procedural Compliance with the Growth Management Act (RCW 36.70A.106):
 - The City must notify the Department of Commerce, at least 60 days in advance, of its intent to adopt comprehensive plan and development regulation amendments.
 - The City requested review from the Department of Commerce on March 30, 2022.
 - Staff will file the ordinance with the Department of Commerce within 10 days of the City Council’s action.

Conclusion – The proposed amendments will meet the Growth Management Act requirements.

3. Public Notice and Comments (AMC 19.16.070):

- The City published a Notice of Availability, Public Comment, and SEPA threshold determination (the Notice) in the Anacortes American on March 30, 2022.
- The City distributed the Notice to the City's departmental email list, published it on the City's website, placed it on the City Hall bulletin board and provided a copy to the Library for posting on March 30, 2022.
- The City mailed notices to property owners within 300 feet of the P-2 Skillings Comprehensive Plan Future Land Use Amendment and posted the subject property on March 30, 2022.
- Any comments received prior to the close of the comment period will be presented to the Planning Commissions prior to deliberations.

Conclusion – The City has met the public notice requirements of AMC 19.16.070.

CITIZEN PETITIONS

The City Council docketed three citizen petitions to amend the Comprehensive Plan goals, policies, and Future Land Use Map. The full text of each petition as originally submitted or proposed is available on the 2021 Comprehensive Plan & Development Regulation Amendment webpage at: <https://www.anacorteswa.gov/1321/Comprehensive-Plan-Amendments>. The following section describes each proposed amendment, evaluates each petition according to the review criteria in AMC 19.16.080, and provides PCED's recommendations for Planning Commission's consideration.

P1. "Promoting Neighborhoods & Affordable Housing" – Evergreen Islands

Summary

The proposal seeks to add the following policies to Goal H-1 of the Housing Element of the Comprehensive Plan. Housing Goal H-1 of the Comprehensive Plan addresses Housing Supply and Variety: "Provide for a sufficient quantity and variety of housing to meet community needs".

(New) Policy H-1.x. Regulate Short Term Vacation Rentals (STVRs) to mitigate their adverse impacts on the availability of Affordable Housing.

(New) Policy H-1.x. Regulate Short Term Vacation Rentals (STVRs) to mitigate their adverse impacts to Residential Neighborhoods such as additional traffic, noise, and their quality of life.

Recommendation

PCED recommends the proposed amendment to the Comprehensive Plan be **approved** with potential modifications. Below are options staff have developed for Planning Commission consideration. PCED recommends adopting option B:

- Option A: Adopt the citizen proposed amendment.
- Option B: Add the following new policy to (location TBD):

- Adopt regulations for short term rentals that:
 - balance the economic opportunity created by short term rentals with the need to maintain sufficient supply of long-term rental housing stock
 - minimize adverse impacts to residential neighborhoods
 - are equitable, clear, and easily enforceable

Analysis

Past Policy and Regulations

The Anacortes Comprehensive Plan is silent on the specific topic of short term rentals. Prior to August 2019, Anacortes Municipal Code regulations governing short term rental of entire homes was not straightforward and was interpreted to be allowed in all zones within the city. Establishments meeting the definition of a “Bed & Breakfast” were required to obtain a conditional use permit in most residential zones. Bed & Breakfast regulations required that the owner be the operator and reside on the premises, and that the owner’s quarters and rooms for rent be located in the main building.

Current Policy and Regulations

In 2019 there were significant updates to the structure and content of the Anacortes Municipal Code land use regulations. A definition for “Overnight Lodging” was added: “Accommodations arranged for short term stays (less than 30 days) ...”, and a new matrix (AMC Table 19.41.040) showing allowed uses in each zone was added. Since 2019, short term rental of homes has been regulated as Overnight Lodging and is not permitted in residential zones per Table AMC 19.41.040, except by conditional use permit when the standards for a Bed & Breakfast are met.

Existing conditions

In April 2021, 82 unique short term rental unit listings were identified in Anacortes¹. This represented approximately 1% of the City’s housing stock. The primary type of unit listed is single-family homes (88%), with the entire home rented out. The median nightly rate for all identified units is \$156. Staff was able to verify that 9 of those listings had a current business license.

Anacortes currently has an extremely low rental housing supply and vacancy rate. There is concern that short term rentals can take long term rental units off the market, creating even more scarcity of housing options and pushing up prices overall. There has been an identified need for updates to the way the city regulates short term rentals for the past several years. The addition of specific policies for developing short term rental regulations would be useful in clarifying and memorializing Council’s intent, and would help provide direction for the upcoming review and amendment to the City’s short term rental regulations.

Consistency of the proposal with the comprehensive plan

- Goal LU-6. Residential uses. Preserve and enhance the quality, character, and function of Anacortes’s residential neighborhoods.

Staff discussion: The proposed policies direct that short term rentals be regulated to mitigate adverse impacts on residential neighborhoods, which is consistent with this goal.

¹ Data provided by Granicus, May 2021

- Goal H-1. Housing Supply and Variety. Provide for a sufficient quantity and variety of housing to meet community needs.

Staff discussion: Regulations aimed at limiting this effect would be consistent with this goal.

- Policy H-3.4. Support both rental and ownership forms of affordable housing in a variety of types and sizes.

Staff discussion: The proposed policies direct that short term rentals be regulated to mitigate adverse impacts on affordable housing, which is consistent with this policy.

- Policy ED-1.7. Encourage low-impact home-based businesses in residential areas.
- Policy ED-3.7. Encourage development of expanded lodging options to support overnight stays by tourists and other visitors.

Staff discussion: Proposed option B includes recognition and consideration of the potential economic benefits to residents of short term rentals in developing any new regulations.

Applicable goals/policies from the [Affordable Housing Strategic Plan](#)

- Create education and outreach opportunities for owners of ADU's about the value of adding to the rental market as opposed to short term/vacation rentals. (Affordable Housing Strategic Plan)
- Goal 4: Explore creation of an "affordable housing tax" assessed on short term rentals

Public Comments

Seven written comments were received in support of docketing this proposal.

Over the past 2 ½ years, City staff have received many inquiries about the short term rentals and the status of updates to regulations governing them. Topics identified for consideration through those interactions include:

- Potential economic benefits derived by existing residents from short term rental of rooms or homes
- Short term rentals' potential adverse impacts to residential neighborhood quality of life
- Lack of clarity in existing regulations and overly burdensome procedural requirements for B&Bs
- Difficulty determining legality of existing advertised short term rentals and enforcing existing regulations

P2. “Skillings Future Land Use Map Amendment” – Thomas Skillings

Summary

The proposal seeks to change the [Comprehensive Plan Future Land Use Map](#) (FLUM) designation for portions of Skagit County parcel numbers P33059 and P33058 (totaling approximately 13,000 sq. ft.) from Industrial to Residential Medium Density (RMD).



The applicants would like to adjust the property boundary line between 3 properties under their ownership (P33059, P33058, P33062). The line would be adjusted toward the west, creating additional space for future placement of a residential accessory structure between the existing home and future adjusted lot line. The City’s code prohibits approval of a BLA when it would result in a lot having more than one zoning or land use designation². Therefore, the owner has requested a change to the land use designation for portions of P33059 and P33058 so that it matches the designation of the residentially developed parcel to the east, and that, ultimately, a rezone can be completed and the desired BLA accomplished.

Recommendation

PCED recommends the proposed amendment to the Comprehensive Plan be **approved** with potential modifications. Below are options staff have developed for Planning Commission consideration. PCED recommends adopting option B:

² [AMC 19.34.030\(B\)\(7\)](#)

- Option A: Adopt the citizen proposed amendment.
- Option B: Adopt an amendment to the FLUM to change the entirety of the Industrial designated portion of the parcels (approximately 42,000 sq. ft.) to RMD.

Analysis

The subject site is abutted by residential land use designations on 3 sides and is the only property with an Industrial designation south of 35th St. / Fidalgo Bay Road. Staff reviewed historic land use and zoning maps, ordinances, aerial photos and property information to try to understand the origination of the irregular boundary of the Industrial land use designation in this location.

It appears that the Industrially designated portion of the site has had either a manufacturing or industrial land use designation for at least 50 years. It is possible that the Industrial designation was established based on the site's past use as supportive of industrial/water-dependent uses in the vicinity, including the past operations of the former Anacortes Veneer / Custom Plywood Mill site on Fidalgo Bay.

According to aerial photos and a property survey, P33059 once contained a covered parking structure (appx. 200' long by 30' feet deep) along the north property line, along 35th St. The structure may have been used as accessory parking for the former mill operation. Staff were unable to determine with certainty its purpose and use. Since that structure's removal sometime between 1994 and 1998, the P33059 has remained undeveloped. P33058 was historically developed with a single-family residence, which was removed 1996; it has remained undeveloped since then.

Consistency of the proposal with the comprehensive plan

- Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).
Staff discussion: If the amendment to the FLUM is approved, a future rezone would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.
- Table LU-1 Land Use Designations:
 - Residential Medium Density Land Use Designation
Purpose – 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.
Staff discussion: The site is located within a neighborhood with moderate density residential development. The land use designation and zoning of the neighborhood immediately to the west was changed from Medium Density Residential to High Density Residential with a Live/Work overlay in 2019. The site is located near main traffic routes and has access to public utilities and community facilities.
 - Industrial Land Use Designation
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.

Staff discussion: The subject site appears to have historically been used as part of the surrounding mill or other commercial/ industrial operations in the area. The property is not buffered from residential uses as it immediately abuts residential uses to the east and south. The site is bordered to the west by V Avenue right of way (currently a gravel road), with residential uses beyond that.

- Policy LU-8.3. Preserve Industrial-zoned land south of 22nd Street for future industrial businesses and potential for green industries.
- Policy LU-9.5. Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.
- Policy LU-9.6. Develop industrial and manufacturing lands to minimize impacts on surrounding land uses, especially residential uses.
- Policy LU-11.1.B. Provide for an adequate supply of land zoned for employment uses to support 20-year employment allocations as required by Skagit County-Wide Planning Policies.
- Policy ED-4.4. Provide for adequate sites for supportive uses near marine dependent uses.

Staff discussion: Changing a portion of the properties' FLUM designation from Industrial to RMD and subsequent rezone would reduce the total amount of Industrial land available for supportive uses near the waterfront. It would also reduce the supply of land zoned for employment uses needed to accommodate adopted growth allocations.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff discussion: Conditions have changed in the area since the site's initial designation as Manufacturing/Industrial around 50 years ago. The former Custom Plywood Mill is no longer in operation, recreational opportunities have been added with the Tommy Thompson trail to the east along Fidalgo Bay, and the neighborhood to the west was recently re-designated to RHD/R4 with a live/work overlay.

The proposal to change a portion of the site from Industrial to RMD would not create a new isolated land use designation unrelated to adjacent designations because properties to the east and south already have an RMD designation. The proposal is compatible with and would likely increase the value of the residential property to the east because ultimately the land is proposed to be added to that lot via BLA.

However, the proposal would further reduce the size of an already existing, somewhat isolated land use designation to a point that it may not have sufficient size to be able to accommodate compatible development of permitted Industrial uses, including needed buffering from adjacent residential properties.

P3. “Towards Zero Waste Policy” – Ryan Walters

Summary

The proposal seeks to add the following new goal and policies to the Utilities Element of the Comprehensive Plan:

- New Goal U-9. Toward Zero Waste. Increase recycling and composting to 65% of the municipal solid waste stream.
 - New Policy U-9.1. Provide weekly curbside food waste collection including small containers for residents that do not require yard waste bins.
 - New Policy U-9.2. Facilitate or require multi-family dwellings to offer food waste collection.
 - New Policy U-9.3. Perform a waste characterization study and analyze results to identify waste stream components that can be targeted for reduction through producer responsibility or consumer education.
 - New Policy U-9.4. Construct solid waste rate schedules to incentivize increased diversion or reduced frequency of pickup.
 - New Policy U-9.5. When it becomes feasible, reduce garbage collection frequency to reduce trips, personnel costs, and greenhouse gas emissions.

Recommendation

PCED recommends the proposed amendment to the Comprehensive Plan be **approved**.

Analysis

The [Skagit County Solid Waste Comprehensive Plan](#) (SWCP) was last updated in 2017. The Plan was developed pursuant to RCW 70.95 Solid Waste Management Act, which states:

“Each county within the State, in cooperation with the various cities located within such county, shall prepare a coordinated, comprehensive solid waste management plan.”

State law allows cities to fulfill their solid waste management planning responsibilities in several ways. The cities of Skagit County, including Anacortes, opted to participate in development of the plan through an interlocal agreement with Skagit County. State law requires a comprehensive waste reduction and recycling element and strategies to provide for reduction of waste quantities and incentives and mechanisms for source separation. The Plan identifies increasing recycling and composting to 65% as a high-priority Countywide goal. The addition of the proposed goal and supporting policies to the City’s Comprehensive Plan are consistent with the County-wide SWCP and provide direction for exploring potential methods to achieve the goal at the city level.

Consistency of the proposal with the comprehensive plan

The proposal furthers the following Comprehensive Plan goals and policies:

- Policy EC-13.2. Consider a multi-pronged approach to climate change adaptation and mitigation, including support for energy efficiency (Anacortes Community Energy Plan) , promotion of “green energy”, vehicle trip reduction, and environmental protection.

- Policy EC-13.3. Advocate for administrative practices, land use patterns, transportation systems, and building practices that reduce greenhouse gas emissions.
- Policy LU-11.4. Work with other jurisdictions and agencies, educational and other organizations, and the business community to develop and carry out a coordinated, regional approach for meeting the various needs of Skagit County communities, including housing, human services, economic vitality, public safety, utilities, infrastructure, parks and recreation and environmental protection.

CITY INITIATED AMENDMENTS

The following amendments recommended by the PCED Department are included in this year's docket. **Attachment 1** includes the recommended proposed text amendments for the city-initiated docketed proposals.

C1. Comprehensive Plan Technical Updates

Summary

The proposed amendment to the Introduction & Vision Section of the Comprehensive Plan removes the names of city plans that are not necessary to be a part of the Comprehensive Plan, corrects and updates remaining plan titles, and removes specific dates so that updates to the section are not needed every time a referenced plan is updated in the future.

Recommendation

PCED recommends the proposed amendment to the Comprehensive Plan be **approved**.

Analysis

Some of the plans that are currently listed in the subject section are not required to be incorporated by reference into the Comprehensive Plan because they do not provide supporting data or analysis necessary to comply with the Growth Management Act requirements for Comprehensive Plans. Removing reference to these plans and other proposed updates would clarify and streamline this section.

C2. AMC 19.20.070 - Vesting

Summary

The amendment proposal clarifies that land use permit applications and approvals that may be needed for a particular project (such as site plan approval, shoreline permits, conditional use permits, etc.), other than building permits and land divisions, do not vest to current regulations until a complete building permit or land division application is submitted, as applicable. Vesting provisions are also added for shoreline permits that do not require a subsequent building permit.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

Pursuant to AMC 19.12.020.V, "vesting" means the legal establishment of a right which cannot be revoked by subsequent conditions or changes in law without due process of law."

Consistent with state statute, the current code provisions identify building permits and land divisions as being vested to the local codes in effect at the time a complete application is filed. The changes are intended to provide additional context and clarity.

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy ED-7.1. Provide an efficient, clear and economical permitting process as a means of enhancing the City’s goal for quality customer service.

C3. AMC Ch. 19.22 - Concurrency

Summary

The proposed amendment is to add language regarding Director establishment of an administrative concurrency facilities review and monitoring program and to add application requirements and review fee language.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The Public Works Department recently updated the way in which transportation concurrency is reviewed and monitored for new development projects. Staff and permit applicants would benefit from access to a clear written process that is used to review, track, and monitor capacity of all concurrency facilities and services on a project basis.

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy LU-11.3. Allow new development only where adequate public services can be provided.
- Policy ED-7.1. Provide an efficient, clear and economical permitting process as a means of enhancing the City’s goal for quality customer service.
- Policy T-3.1. Maintain a concurrency management system that monitors the impacts of growth and development on the transportation system and aims to ensure that LOS standards are met within required timeframes.
- Policy CF-1.2. Accommodate new residential, commercial, and industrial development only when required facilities and services are available prior to or concurrent with development. Concurrency means that facilities are available within 6 years of construction of the new development.

C4. AMC 19.43.020.B - Adult Family Home Definition

Summary

The proposal amends the Adult Family Home Definition to reflect changes to [RCW 70.128.010](#), which now allows provision of services to up to 8 adults upon approval by DSHS.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The proposed amendment will make the City’s code consistent with state law regarding provision of adult family home services. The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy H-4.3. Promote a range of housing types for seniors; e.g. adult family homes, skilled nursing facilities, assisted living, and independent living communities.
- Policy H-4.5. Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.

C5. AMC Ch. 19.52 – Public Street Design

Summary

The proposed amendments update the terminology used, where appropriate, to promote use of parking pockets instead of parking lanes where on-street parking facilities are proposed with new development.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

Use of parking pockets instead of continuous parking lanes reduces impervious surface and provides additional opportunities for adding landscaping to the streetscape, thereby promoting the comfort of pedestrians and other non-motorized users of the right of way.

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy LU-4.2. Update development regulations to emphasize sustainable design in new developments, including forms of Low Impact Development.
- Policy T-2.26. Improve local street design for walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.
- Policy EC-4.6. Strive to reduce impervious surfaces in the City.

C6. AMC 19.52.040.A.2 – Modified and Special Standards.

Summary

The proposed amendment clarifies the approval process modified and special street standards at the street and neighborhood scale.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy ED-7.1. Provide an efficient, clear and economical permitting process as a means of enhancing the City's goal for quality customer service.
- T-2.28. Be flexible with development standards to promote infill by allowing alternate ways, such as narrower streets, modified parking requirements, one-way streets, and/or low-speed design streets to meet those standards where full compliance with standards is not feasible or desirable.

- T-4.14. Plan transportation and street improvements to consider the existing and desired character of the area and cost of future maintenance.

C7. AMC Table 19.52.040.E – Lane Design Standards.

Summary

The proposed amendment would add a note to Table 19.52.040.E, Lane design standards regarding integration of required guest parking into new developments to improve clarify. Integration of guest parking is already required for new land divisions pursuant to AMC 19.64.030.B Guest Parking Requirements; however, the lack of the reference in Table 19.52.040.E while it is included in Table 19.52.040.A, has caused some confusion.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy LU-11.2. Adopt user-friendly and coordinated development regulations that facilitate Anacortes’s preferred land use pattern (e.g. allowed density, uses, and site provisions).
 - A. Refine the land use code on an ongoing basis to make it easier to use by employing simple language, easy to read charges, and illustrative graphics.

C8. AMC Ch. 19.52.080 – Street Names and Signage.

Summary

The proposed amendment would add a provision allowing the Fire Marshal or PW Director to require installation of No-Parking signage or other approved curb/pavement markings when a development contains a street with insufficient pavement width to allow for simultaneous on-street parking and emergency vehicle access.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The proposed amendments will further the following Comprehensive Plan goals and policies:

C9. AMC 19.53.030.B - Driveway location.

Summary

The proposed amendments would:

- Clarify what is meant by “lowest volume street” for purposes of determining where a property with frontage on more than one street must take access
- Revise conditions for determining when a driveway must be accessed from an alley and when an existing access to a street must be relocated to an alley

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The general idea of the access standards in this section is that when development is proposed on a property having frontage on 2 different streets, any new driveway should be located on the street with the lowest volume of traffic, or the alley, if one is available. The intent is to improve safety by reducing the number of conflict points between vehicles and other vehicles, and vehicles and pedestrians or other modes of transportation.

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy T-2.2. In our concern for safety for all travelers, while making planning and budget decisions the City will utilize the following prioritization for different travel modes: A) Pedestrian B) Bicycle C) Motorcycle D) Transit E) Freight F) Carpool G) Single occupant vehicle.
- Policy T-2.27. Design or redesign roads and streets to accommodate a range of motorized and non-motorized modes in order to reduce injuries, further reduce the risk of fatalities and to encourage non-motorized travel. The design should include well defined, safe, and appealing spaces for pedestrians and bicyclists with a goal of all users feeling safe and comfortable using the facility.

C10. AMC Ch. 19.66 - Fences

Summary

The proposed amendments clarify when a fence permit is required and update an informational graphic within this code section.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy LU-11.2. Adopt user-friendly and coordinated development regulations that facilitate Anacortes's preferred land use pattern (e.g. allowed density, uses, and site provisions).
 - A. Refine the land use code on an ongoing basis to make it easier to use by employing simple language, easy to read charges, and illustrative graphics.

C11. AMC Ch. 19.67 - Signs

Summary

The proposed amendments are intended to clarify conflicting and confusing provisions for commercial and noncommercial temporary signs, and to update an incorrect cross-reference.

Recommendation

PCED recommends the proposed amendment to the Development Regulations be **approved**.

Analysis

Anacortes' sign code was completely redrafted in 2019 in response to a 2015 Supreme Court decision (*Reed v. Gilbert*) which held that treating various categories of signs differently based on the information they convey violates the First Amendment. Subsequent court decisions have held that the *Reed* holding does not extend to the regulation for commercial signs.

After experience in administering the sign regulations during a political season, it became clear that the current sign code provisions make it difficult to differentiate between regulations applicable to permanent noncommercial signs and those applicable to temporary noncommercial signs. There are also conflicts and inconsistencies in which sign types are allowed within the public right-of-way. Finally, the code contains limits on the amount of time before an election that (more than 1) signs can be put up; however, the Washington State Supreme Court has held that an ordinance limiting political signs to 60 days prior to an election is unconstitutional.

The proposed amendments will further the following Comprehensive Plan goals and policies:

- Policy ED-7.1. Provide an efficient, clear, and economical permitting process as a means of enhancing the City's goal for quality customer service.

NEXT STEPS

Following the Planning Commission public hearing and close of the written public comment period, staff will provide the Planning Commission with all public comments received. Deliberations and recommendation are tentatively scheduled for the next regular meeting – May 11, 2022.

City of Anacortes
**2021 Docket of Comprehensive Plan and
Development Regulation Amendments**
(City-Initiated)

Version 3/30/22

KEY:

Blue Underlined = Added/new text

~~Red Strike-Through~~ = Removed text

~~Green Double Strike-Through~~ = Relocated text

Table of Contents

C1. Comprehensive Plan Introduction Technical Updates..... 1

C2. Clarify Vesting Provisions..... 2

C3. Concurrency review and monitoring program & application requirements 4

C4. Adult Family Home definition 5

C5, C6, C7, C8. Parking Pockets; Modified and Special Street Standards; Lane Design Standards; Street Names and Signage..... 5

C9. Chapter 19.53 Private Driveways and Access 12

C10. Chapter 19.66 Fences, Walls & Hedges 13

C11. Chapter 19.67 Signs 16

Comprehensive Plan Amendments

C1. Comprehensive Plan Introduction Technical Updates

Introduction & Vision Section

Other Plans

Each of the following plans is incorporated by reference into the comprehensive Plan:

- 6-Year Capital Facilities Financing Plan ~~2015-2020~~
- Wastewater Comprehensive Plan-~~2015~~
- ~~2011~~ Water System Plan
- ~~2007~~ Stormwater ~~Management~~ Comprehensive Plan
- Anacortes Parks & Recreation ~~Comprehensive~~ Plan-~~2009~~
- ~~Anacortes Community Forest Lands Comprehensive Plan 2009~~
- ~~Shoreline Master Program 2010~~

- Fidalgo Bay-Wide Plan (2000)
- Anacortes Airport Subarea Plan (2005)

Other plans may be incorporated into the Comprehensive Plan after its adoption by the adopting document for the individual plan.

Anacortes Municipal Code Title 19 Amendments

C2. Clarify Vesting Provisions

Chapter 19.20 Application Procedures

19.20.070 Vesting.

~~A. An application for a building permit or land division vests at the time a complete application is filed with the Department and all application fees are paid, consistent with RCW 19.27.095(1) and 58.17.033(1). Applications for site plans do not vest at the time a complete application is filed.~~

A. Land Use Applications Requiring a Building Permit. Unless otherwise specified in this section, a land use application also requiring a building permit vests at the time a complete building permit application is filed with the department and all application fees are paid, consistent with RCW 19.27.095(1). A vested right does not arise by virtue of an application for a conditional use permit, site plan approval, or any other application submitted prior to a building permit. Site plan review and approval is encouraged but not required prior to submission of a building permit application; however, it must be completed prior to review and issuance of the building permit.

B. Land Use Applications Requiring a Land Division. An application for a land division vests at the time a complete application is filed with the Department and all application fees are paid, consistent with RCW 58.17.033(1).

C. Land Use Applications Requiring a Shoreline Permit. An application for a land use action requiring a shoreline permit, but not a building permit, vests at the time a complete application is filed with the department. Land use applications requiring a building permit and shoreline permit are governed by subsection (A) of this section.

~~1. D.~~ An application is complete on the date a complete application is filed, as subsequently determined in the letter of completeness.

~~2. E.~~ An application vested under this section is not subject to local land use laws or regulations that become effective after the date of vesting, except as provided in (F), below.

BE. This section may not be construed to restrict the city from imposing conditions on development permits pursuant to the State Environmental Policy Act, Chapter [43.21C](#) RCW, or Chapter [197-11](#) WAC, as long as such conditions do not change any of the requirements of the underlying code section pertinent to the particular development permit.

CG. This section may not be construed to prevent the city from imposing new regulations necessary to protect the public health and safety, including, but not limited to, the requirements of the building, health, and fire codes, as now adopted or as subsequently amended. ~~{Ord. 3040 § 2 (Att. A), 2019; Ord. 2992 § 1 (Att. A), 2016}~~

19.20.110 Application—Contents and completeness—Revisions.

A. *Contents of Applications.*

1. *Application Requirements.*

- a. Applications must be submitted on forms provided by the Department.
- b. Applications must be signed by the owners of the property subject to the application, or include the owner's notarized authorization for the applicant to submit the application.
- c. Applications must include fees, as calculated by the Director following the adopted fee schedule.
- d. Applications must include all the information specified in any applicable code section as well as the application checklist provided by the Department.

2. The applicant must apply for all permits identified in the pre-application meeting and required by law.

B. *Complete Applications.*

1. A permit application is complete for the purposes of this section when it meets the requirements of subsection A of this section.
2. When the Director makes a determination on completeness of an application, the Director must provide to the applicant either:
 - a. A written determination that the application is complete; or

b. A written determination that the application is incomplete, a request for information necessary to make the application complete, and a notice that the requested information must be submitted within 90 days.

3. A determination of completeness is not required if the Director issues the permit prior to the deadlines in subsection [C](#) of this section.

4. A determination of completeness does not preclude the Director from requesting additional information or studies either at the time of the determination of completeness or later, if the information is required to complete review of the application or substantial changes in the permit application are proposed.

[a. Inactive applications. Applications for land use permits and approvals may be canceled if an applicant fails to respond to the Director's written request for additional information or studies, revision, or corrections within 60 days of the request. The Director may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the additional information or studies, revisions, corrections, or other information needed by the department.](#)

C-D. No Change.

C3. Concurrency review and monitoring program & application requirements

19.22 Concurrency Review

[19.52.035 Application requirements and review procedures](#)

[A. An applicant must provide information deemed necessary by the director to evaluate the development's impact upon concurrency facilities.](#)

[B. The cost of conducting the concurrency test must be borne by the applicant, including reimbursement for the cost of review by the city's contracted consultant, if required.](#)

[BC. Procedures. The concurrency test for concurrency facilities will be performed in the processing of the development permit and conducted by the Department in consultation with the Public Works Department, consistent with the established concurrency facilities review program in the Engineering Design Standards.](#)

19.22.050 Concurrency test.

A. In conducting the concurrency test, the city must use the level of service standards adopted in the capital facilities element of the comprehensive plan.

~~B. Procedures. The concurrency test for concurrency facilities will be performed in the processing of the development permit and conducted by the Department in consultation with the Public Works Department.~~

C. Test. Development applications must comply with either subsection (C)(1) or (C)(2) of this section:

1-2. No change.

C4. Adult Family Home definition

Chapter 19.43 Residential Uses

19.43.020.B Adult Family Home

1. Definition. A residential home in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. [An adult family home may provide services to up to eight adults upon approval from the Department of Social and Health Services.](#) RCW [70.128.140](#) provides that adult family homes are treated the same as single-family homes under applicable regulations.

C5, C6, C7, C8. Parking Pockets; Modified and Special Street Standards; Lane Design Standards; Street Names and Signage

Chapter 19.52 Public Street Design

19.52.010 Purpose.

- A. Provide economy of land use, construction, and maintenance.
- B. Promote integration of low-impact development techniques to reduce impervious surfaces, stormwater runoff, and protect water quality. (Ord. 3040 § 2 (Att. A), 2019)

19.52.020 Applicability.

This chapter applies to the construction or provision of public right-of-way improvements per AMC Chapter 19.51, Public Street Improvements Required. (Ord. 3040 § 2 (Att. A), 2019)

19.52.030 City street classification system.

A. *Functional Classification.* The transportation element of the Anacortes comprehensive plan designates public right-of-way and streets based on their functional classification and must be consulted to determine which standards in this chapter apply. The following roadway classification types are designated:

1. *Principal Arterials.* Streets that have a primary function of carrying traffic to and from major traffic generators and provide major connections to the regional arterial system.
2. *Minor Arterials.* Streets that provide movement of through traffic, but also provide considerably more access for local traffic that originates in or is destined to commercial, retail, or activity centers along a corridor.
3. *Collectors.* Streets that assemble and concentrate residential traffic and direct it toward the higher order arterial system.
4. *High-Volume Local Streets.* Streets that primarily serve residential neighborhoods and some commercial uses and generally connect to collectors or minor arterials.
5. *Low-Volume Local Streets.* Low-volume streets that serve residential neighborhoods with no direct connections to collectors or arterials.

B. *Unclassified and New Streets.* Classification of new streets or existing streets not already identified or classified on the roadway functional classification map, for the purpose of determining the appropriate design of a roadway or development, or for the purpose of determining the appropriateness of a location for a proposed use, must be done by the Public Works Director.

1. Factors to be considered in determining a street's classification include the following existing or proposed features:
 - a. Facility geometrics, including the number and width of traffic lanes, turning lanes, and parking lanes [or pockets](#).
 - b. Access conditions, including any restrictions on access, the spacing of private accesses, and average lot frontage widths.
 - c. Traffic characteristics, including average daily traffic, percentage of trucks, average operating speed, percentage of turning movements, origin-destination characteristics of the traffic, and peak-hour characteristics of traffic.

d. Adjacent land uses. (Ord. 3040 § 2 (Att. A), 2019)

19.52.040 Street geometric design and streetscape.

A. *Applicability.* Required street improvements must meet the standards herein except when either of the following apply:

1. *Capital Improvement Projects.* In cases where the City Council has approved a capital improvements plan for a particular public right-of-way, that plan will govern the improvements required for the right-of-way and the provisions of this section do not apply.
2. *Modified and Special Standards.* In cases where a modified standard for a particular street or neighborhood has been ~~approved~~ adopted by ordinance by City Council ~~per AMC 19.51.060(C)(5), or where special design standards are otherwise identified in the engineering design standards,~~ those standards will govern the improvements required for the right-of-way and the provisions of this section do not apply.

B. *Interpretation of Tables 19.52.040(A) through (E).*

1. *Right-of-Way.* Right-of-way width depends on number of travel lanes, parking lanes or pockets, type of curb and gutter, and other elements provided.
2. *Landscaped Area.* Landscaped area contains vegetation, pedestrian amenities, utilities, LID BMPs, such as bioretention, and other roadside infrastructure. Street trees must be included according to the installation standards and requirements in the Anacortes engineering design standards. When included, curbs are part of the landscaped area width.
3. *Pavement Width.* Pavement width refers to the minimum width of the traveled way, bike lanes, and parking lanes. Parking lanes or pockets are optional and may be required in special circumstances to accommodate guest parking (AMC 19.64.030(B)), traffic calming, and/or applicable service deliveries and activities appropriate to the street context and/or typical to the size, type, and density of the proposed development. When included, parking lanes or pockets must be eight feet wide and designed to provide water quality treatment consistent with AMC Chapter 19.76, Stormwater, and the adopted DOE Stormwater Management Manual. When included, gutters are part of the pavement width.
4. *Grade.* The maximum grade is as noted. The maximum grade may be increased with approval of the Fire Department based on review of emergency services access and water supply availability.
5. *Sidewalks.* Refers to minimum width of sidewalks.

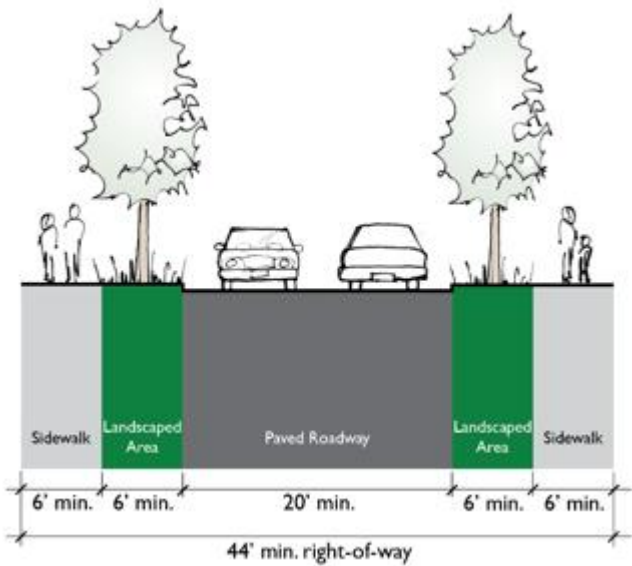
6. *Bike Lanes.* Bike lanes may be included as individual bike lanes reserved for bicyclists, combined with trails, or striped as part of the street system.

Bike lanes must connect to and align with the Anacortes Bikes/Walks Plan and bike lanes on abutting property. Dimensional standards for bike route signage must comply with the Manual on Uniform Control Devices (MUTCD).

7. See AMC 19.51.060 for permitted modifications to the street standards within Tables 19.52.040(A) through (E).

Table 19.52.040(A)

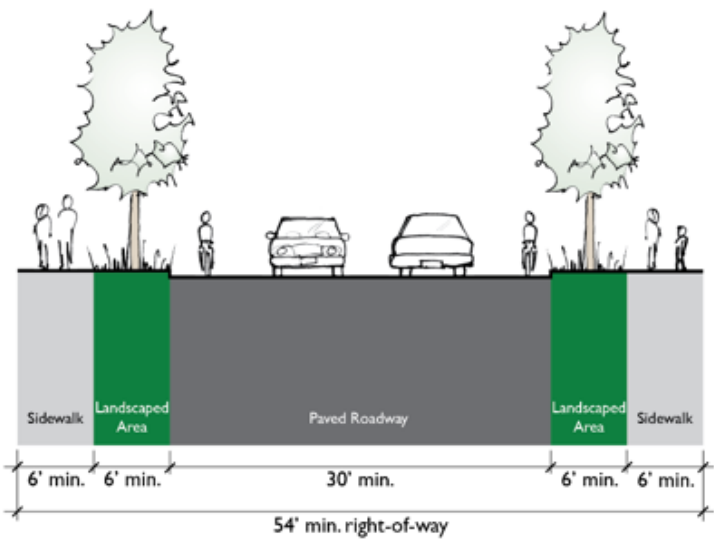
Low-volume local street standards.

For rules of interpretation, see subsection B of this section.		
Right-of-way width	44 ft. minimum	
Landscaped area width	6 ft. minimum on each side	
Pavement width	20 ft. except where parking lane(s) or pockets are included	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	NA	
Note: All residential subdivisions must accommodate provisions for guest parking (AMC 19.64.030(B)) and applicable service deliveries and activities typical to the size, type, and density of the proposed development. Guest parking may be accommodated by integrating on-street parking lanes and/or pockets, off-street parking areas, or other methods to the satisfaction of the Public Works Director.		

Parking pocket	8 ft. minimum	 Parking pockets may be integrated into one or both sides of the street in place of landscaped areas for up to 50% of the street length provided wider planting strips and trees planted elsewhere along the street compensate for the displaced landscaped areas.
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Table 19.52.040(B)

Minor arterial, collector, or high-volume local street design standards.

For rules of interpretation, see subsection B of this section.		
Right-of-way width	54 ft. minimum	
Landscaped area width	6 ft. minimum on each side	
Pavement width	30 ft. except where parking lane(s) or pockets are included	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	Yes	

		Note: On-street parking lanes or pockets may be integrated or required along key street segments to support adjacent land uses (including service access and delivery) based on the existing and planned context of the area.
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Table 19.52.040(C)

Principal arterial street design standards.

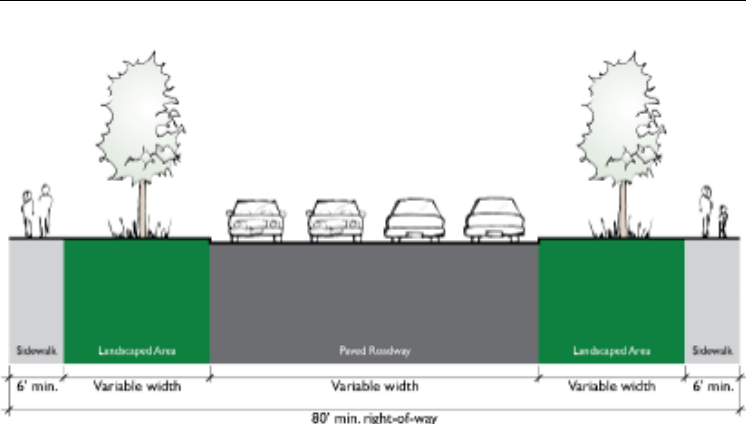
For rules of interpretation, see subsection B of this section.		
Right-of-way width	80 ft. minimum	
Landscaped area width	Varies per block	
Pavement width	Varies	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	Yes	

Table 19.52.040(D)

Alley design standards.

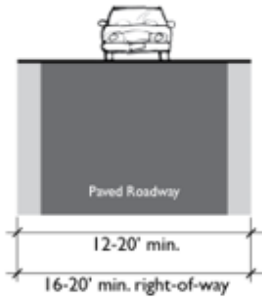
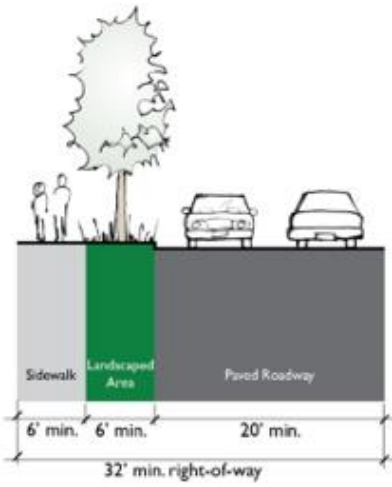
For rules of interpretation, see subsection B of this section.		
Right-of-way width	16—20 ft.	
Landscaped area width	NA	
Pavement width	12—20 ft.	
Grade	12% maximum	
Sidewalk width	NA	
Bike lanes	NA	

Table 19.52.040(E)

Lane design standards.

Lane street types are permitted for residential development accessing up to nine dwelling units.
For rules of interpretation, see subsection B of this section.

Right-of-way width	32 ft.	 <u>Note: All residential subdivisions must accommodate provisions for guest parking (AMC 19.64.030(B)) and applicable service deliveries and activities typical to the size, type, and density of the proposed development. Guest parking may be accommodated by integrating on-street parking pockets, off-street parking areas, or other methods to the satisfaction of the Public Works Director.</u>
Landscaped area width	6 ft. minimum one side	
Pavement width	20 ft.	
Grade	12% maximum	
Sidewalk width	6 ft. minimum (one side)	
Bike lanes	NA	

19.52.080 Street names and signage.

A. **Generally**Street Names. Names of new streets must not duplicate the names of existing streets unless the new street continues or aligns with an existing street. All new street names must be submitted to and approved by the city.

B. *Street Name Signs*. Street name signs must be manufactured and installed in accordance with specifications of the Anacortes engineering design standards.

C. *Warning and Regulatory Traffic Signs*.

1. Within the Anacortes city limits, warning and regulatory traffic signs must be installed within and must abut the subdivision in accordance with the Manual on Uniform Control Devices (MUTCD).

2. The Fire Marshall or Public Works Director may require installation of 'No-Parking' signage, pavement or curb markings, or other approved methods along new streets that have a paved width of 24-feet wide or less to preserve appropriate emergency and service vehicle access.

C9. Chapter 19.53 Private Driveways and Access

Chapter 19.53 Private Driveways and Access

19.53.010 Purpose.

A. To enhance safe and efficient roadway operations while providing access to adjacent properties and businesses.

B. To improve pedestrian and bicycle safety and mobility throughout the city.

19.53.020 Applicability.

All new or altered private driveways and private accesses onto a city street (including temporary or construction accesses) must comply with this chapter and the Anacortes engineering design standards.

19.53.030 Driveways and access easements.

A. *General.* Dimensions, slopes, and details for all driveways and access easements connecting to a city street must comply with this chapter and the Anacortes engineering design standards.

B. *Driveway Location.*

1. *Collector and Arterial Streets.* Driveways providing direct access onto a collector or arterial street are prohibited when an alternative access is available. When alternative access is not available, a driveway or access may be permitted onto a collector or arterial when approved by the Public Works Director.

2. *Frontage on Multiple Streets.* Where a property has frontage on more than one street, driveways and vehicular accesses are limited to the street with the lowest vehicle traffic volume ~~street~~, as determined by the Public Works Director.

3. *Alleys.* Where a property abuts an alley, driveways must access from the alley, except when ~~either~~ any of the following conditions exist, as determined by the Public Works Director:

a. The proposed development consists of one single-family residence, and the existing alley surface is not currently paved or graveled; or

b. Alley access is not feasible due to existing topography or other environmental or physical constraints; or

c. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard; or

d. Alley access would reduce accessibility to a dwelling unit for persons with disabilities or required barrier-free parking spaces meeting the standards of Americans with Disabilities Act (ADA).

~~The property is in a residential zone and topography, lack of existing improvements, or other conditions makes alley access impracticable.~~

~~b. The property is located in a mixed-use, industrial, or R4 zone and anticipated traffic generation of the use in combination with other existing or future permitted uses along the block would exceed the functional capacity of the alley.~~

4. Existing driveways that do not conform to the location requirements in AMC 19.53.030(B) must be removed as a condition of approval of any development activity listed in AMC 19.51.020. Removal includes restoration of the curb, gutter, sidewalk, and planting strip.

C. - F. No Change.

C10. Chapter 19.66 Fences, Walls & Hedges

Chapter 19.66 Fences, Walls & Hedges

19.66.010 Purpose.

The purpose of this chapter is to:

- A. Protect life and secure property while protecting the public from hazardous fences and walls.
- B. Increase visibility in appropriate circumstances by using the principles of Crime Prevention Through Environmental Design (CPTED) to increase public safety and to deter crime.

C. Promote and enhance Anacortes neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fences and walls. (Ord. 3040 § 2 (Att. A), 2019)

19.66.020 Applicability.

This chapter applies to all [new or replacement](#) fences, walls, and hedges, of whatever nature and wherever located, within the city. (Ord. 3040 § 2 (Att. A), 2019)

[19.66.025 Permit Required](#)

[A fence permit must be obtained prior to construction of any new or replacement fence or wall.](#)

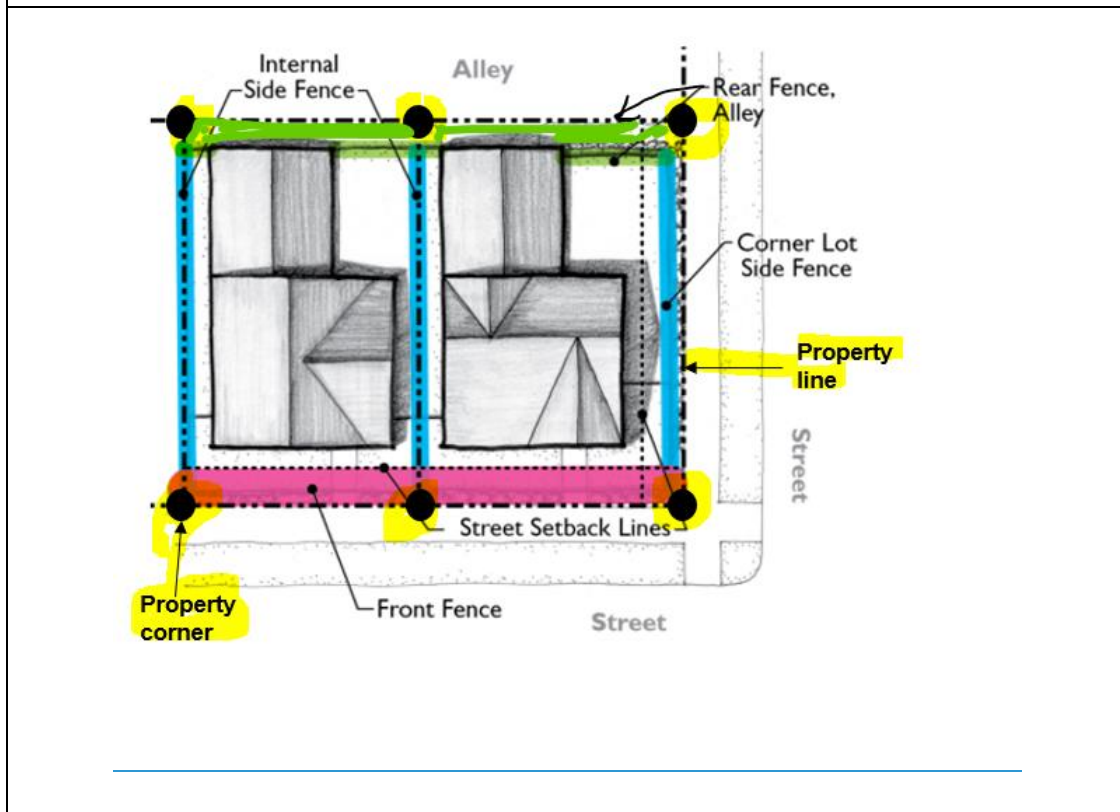
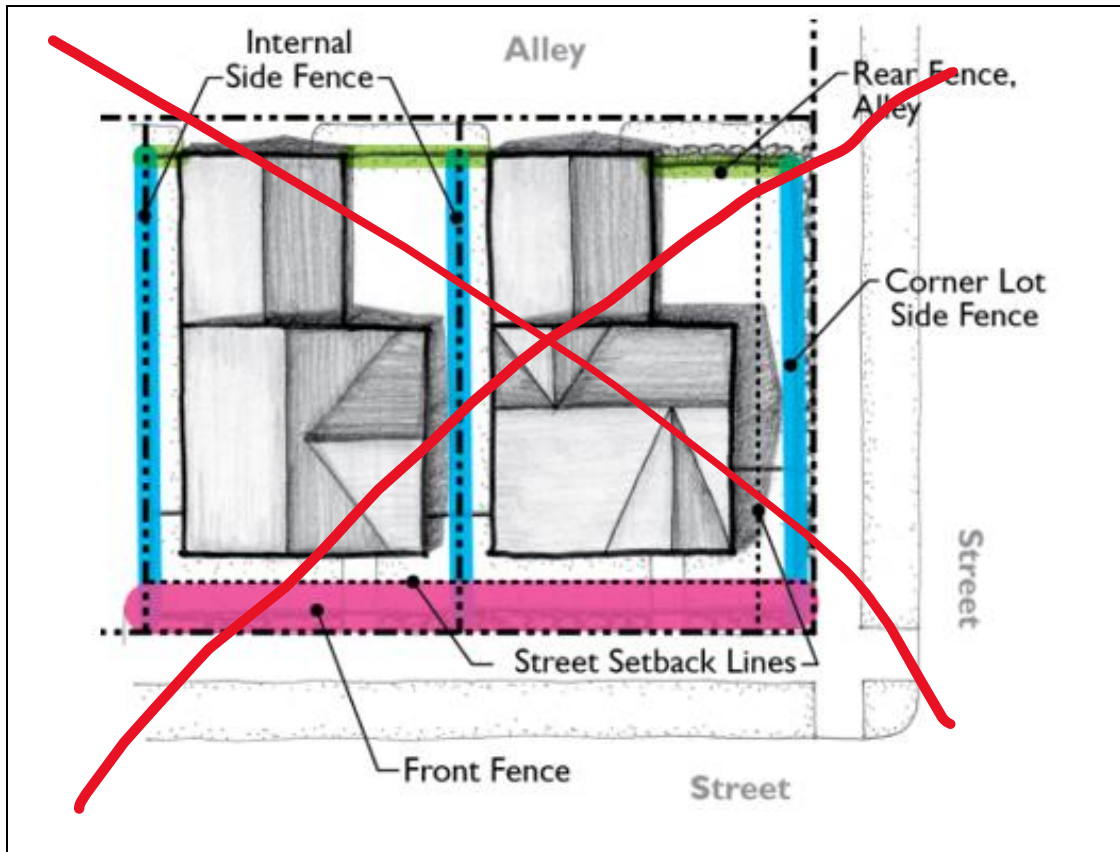
19.66.030 Fences, walls, and hedges for residential zones.

A. *Height and Design Standards by Location.*

1. Table 19.66.030 provides height and transparency standards for fences, walls, and hedges for residential uses and zones. Figure 19.66.030(A) provides clarification on the location of fences, walls, and hedges associated with the standards in Table 19.66.030.

Figure 19.66.030(A)

Clarification on the location of fences, walls, and hedges associated with the standards in Table 19.66.030.



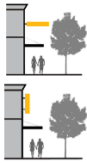
C11. Chapter 19.67 Signs

Chapter 19.67 Signs

19.67.010 – 19.67.050 – No Change.

19.67.060 Building-Mounted Sign Types and Standards

Table 19.67.060(B)

Projecting sign A sign attached to and extending outward from the face of the building. See AMC 19.67.090(B) for supplemental design standards. 	Minimum 8' vertical clearance above sidewalk or pathway, and minimum 14' vertical clearance when within 5' of a roadway Must not be located directly over windows or in conflict with other signs or architectural features of the building	1 sign per facade that is visible from a street or customer parking lot	See AMC 19.67.080(1) 080 090(B)(1)	Signs must not extend above the building parapet, soffit, or eave line of the building
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19.67.100 Noncommercial speech signs.

A. Noncommercial speech signs express noncommercial speech such as public community events, religious, political, social, or other philosophical messages. Noncommercial speech signs do not promote commercial products or services. The content of such signs is not regulated, but is subject to the following requirements:

B. Standards for temporary noncommercial speech signs are addressed in AMC 19.67.110, Temporary sign standards.

C. Permanent noncommercial speech signs are subject to the following requirements:

~~Noncommercial speech signs do not promote commercial products or services. The content of such signs is not regulated, but is subject to the following requirements:~~

A1. Noncommercial speech signs that do not exceed ~~T~~he maximum sign area and height ~~of noncommercial speech signs must be consistent with the~~ allowed for -monument signs ~~standards~~ (regardless of sign type) set forth in Table 19.67.080(B)(4) based on the total right-of-way frontage of the applicable parcel (on each street), are exempt from permit requirements.

~~B2.~~ Noncommercial speech signs that do not ~~comply with the requirements of~~ [meet AMC 19.67.100\(C\)\(1\)](#) ~~this section must be~~ [are](#) subject to the permit requirements, sign area, setback and other provisions of this chapter.

[3.](#) All noncommercial speech signs must comply with general sign requirements per AMC 19.67.040, General requirements.

19.67.110 Temporary sign standards.

A. *Applicability.* All temporary signs are subject to the placement, size, and height requirements of this chapter, and the requirements in the underlying zone. Additionally, the following requirements apply:

B. *Permitting.* A sign permit is not required for temporary signs.

C. *Location Requirements.*

[1. Property Type.](#) General temporary sign type location requirements based on location on private property and public right-of-way are shown in Table 19.67.110(C)(1) below. See subsection (C)(2) of this section for other general location requirements and subsections (G) and (H) of this section for specific location requirements by zone, signs on sidewalks, relation to business entries, etc.

[Table 19.67.110\(C\)\(1\)](#)

[Temporary sign property location](#)

	Commercial		Noncommercial	
	Private property	Public right-of-way	Private property	Public right-of-way
Sign Type Allowed	1, 2, 3, 4, 5, 6	1, 4	1, 2, 3, 4, 5, 6	1, 4

~~21.~~ *Generally.*

- a. Temporary signs may be located on private property with the property owner's permission.

b. Temporary signs may be located on the public right-of-way (when specified in this section) with abutting property owner's permission.^{iv}

c. Temporary signs in the public right-of-way must not be located within center medians, traffic circles, traffic islands, and roundabouts.

d. Temporary signs in the public right-of-way must be located at least 5 feet from any other temporary sign.

~~be.~~ Temporary signs attached to building walls must not be placed in a manner that obstructs any door, Fire Department sprinkler connection, or street number sign.

~~ef.~~ Temporary signs must not be placed on the roof of a building, or affixed to a permanent sign or its structure, tree, utility pole, or street sign.

~~eg.~~ No part of a temporary sign may overhang a paved roadway, bicycle path, parking space, driveway, loading area, or wheelchair access.

~~eh.~~ Temporary signs must not be permanently attached to the ground, a building, or to any other structure, other than what is necessary to secure the sign to prevent theft, wind damage, or safety problems.

~~fi.~~ Temporary signs must not be placed in any public park, trail, open space, or other public space, except for those signs placed by the city.

~~2.—Only Type 4 temporary signs may be placed within the public right of way. Such signs are subject to the standards in subsection H of this section.~~

~~3.—Only Type 4 temporary signs may be placed on a sidewalk or other pedestrian pathway. Such signs are subject to the standards in subsection H of this section.~~

D. *Materials.* Temporary signs may be made of any durable material, and the sign face may be of rigid or flexible construction.

E. *Illumination Prohibited.* Temporary signs may not be directly illuminated or be provided with any electric service.

F. RESERVED.

~~F. *Noncommercial Temporary Signs.* Noncommercial signs do not promote commercial products or services. The content of such signs is not regulated, but is subject to the following requirements:~~

- ~~1. Noncommercial temporary signs are subject to the requirements of Table 19.67.110(F).~~

~~Table 19.67.110(F)~~

~~Size and duration of noncommercial temporary signs.~~

	Non-A-board sign in the public right-of-way	A-board sign in the public right-of-way	Any temporary sign on private property
Sign area, maximum	4 square feet	See subsection (H)(4) of this section for A-board (Type 4 temporary sign) standards	12 square feet
Height above grade, maximum	3 feet		8 feet
Duration, maximum	180 days per calendar year unless otherwise limited by the temporary sign type		180 days per calendar year unless otherwise limited by the temporary sign type
Location requirements	See subsection (H)(4)(f) of this section		See subsection (C)(1) of this section

~~2. Community banner signs up to 100 square feet in size and 20 feet above grade in height may only be located on public banner poles erected by the city for that use. Community banner signs may not be illuminated.~~

~~3. Signs Advertising a Public Event. Maximum duration must be from one month before the event to five days after the event.~~

G. *Commercial Temporary Signs.*

1. *Construction Signs.* On properties with active construction, temporary signs must meet the following requirements:

- a. *Number.* One nonilluminated, double-faced temporary sign is permitted for each lot frontage.

- b. *Sign Area.* Maximum size of 24 square feet.
 - c. *Height.* Maximum height of eight feet above grade.
 - d. *Permitted Sign Types.* Types 2 and 3.
 - e. *Duration.* Temporary signs must be removed by the date of first occupancy of the property or one year after placement of the sign, whichever occurs first.
2. Exterior event signs, such as grand opening signs, sale signs, promotional signs, exhibitions, quitting business signs, and other nonpermanent exterior signs used to advertise an event.
- a. *Number.* There is no limit to the number of exterior event signs that may be displayed at any one time for any one business or tenant.
 - b. *Applicability/Location.* Businesses in mixed-use and industrial zones may display exterior event signs.
 - c. *Sign Area.* Exterior event signs are limited to 20 square feet in size, except for building-mounted Type 2 temporary signs, which are subject to the area standards in subsection (H)(2) of this section.
 - d. *Height.* Based on height limits of allowed temporary sign types in subsection (H) below.
 - e. *Permitted Sign Types.* Types 1 through 5.
 - f. *Duration.* Exterior event signs (individual signs and/or groups of signs) may be displayed for no more than 60 cumulative days per calendar year per business or tenant.
3. *Residential Real Estate.* Signs associated with residential properties for sale or rent must comply with the following:
- a. *On-Site Residential "For Sale," "For Rent" and "Sold" Signs.*
 - i. *Number.* Limited to one sign per lot frontage on the subject property.
 - ii. *Sign Area.* Maximum size of six square feet.
 - iii. *Height.* Maximum height of six feet above grade.
 - iv. *Permitted Sign Types.* Type 1.
 - v. *Duration.* Must be removed within five days of the final sale or rental.

b. *Off-Site Residential “For Sale” and “For Rent” Signs.*

- i. *Location.* No further from the subject property than the nearest arterial street intersection.
- ii. *Quantity.* No more than one “For Sale” or “For Rent” sign may be used at any street intersection for any one developer, broker, seller or owner.
- iii. *Sign Area.* Maximum size of two square feet.
- iv. *Height.* Maximum height of six feet above grade.
- v. *Permitted Sign Types.* Type 1.
- vi. *Duration.* Must be removed within five days of the final sale or rental.

4. *Commercial and Industrial Real Estate.* Signs associated with commercial and industrial properties for sale or rent must comply with the following:

- a. *Location and Quantity.* Limited to one sign per lot frontage on the subject property.
- b. *Sign Area.* Maximum size of 16 square feet.
- c. *Height.* Maximum height of eight feet above grade for properties adjacent to State Route 20 in the LM1 or HM zone and six feet above grade in all other areas.
- d. *Permitted Sign Types.* Types 1 through 3.
- e. *Duration.* Must be removed within five days of the final sale or rental.

5. *Commercial Temporary Signs in a Residential Zone.* Permitted commercial temporary signs in residential zones are limited to:

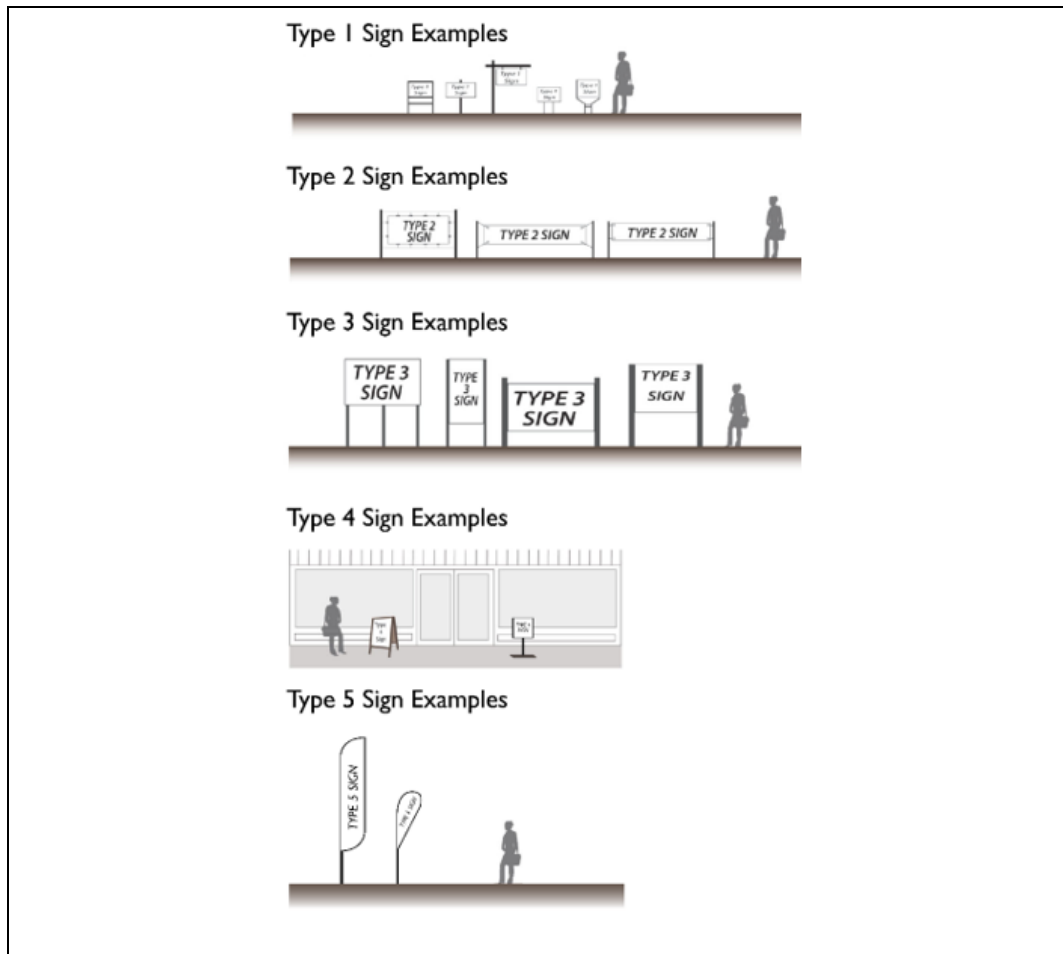
- a. Residential real estate signs as established in subsection (G)(3) of this section.
- b. Home occupation signs as established in Table 19.67.070.
- c. Signs associated with permitted nonresidential uses are subject to the standards of this section.

H. *Temporary Sign Requirements by Sign Type.* Below are standards for a wide variety of temporary sign types that may be allowed based on the site’s zoning, land use, or context. Where the provisions of

subsection ~~F or G~~ of this section conflict^s with the provisions of this subsection H, the provisions of subsection ~~F or G~~ of this section apply.

Figure 19.67.110(H)

Summary of temporary sign types.



1. *Type 1 Temporary Signs.* Signs in this category consist of small, temporary yard signs that are typically associated with (but not limited to) the advertisement of real estate, political campaigns, and event announcements.

a. *Location.* Type 1 temporary signs may be located in any zone.

b. *Quantity.* [Refer to Table 19.67.110\(H\)\(1\)\(b\).](#)

[Table 19.67.110\(H\)\(1\)\(b\)](#)

[Type 1 temporary sign quantity](#)

<u>Commercial</u>		<u>Noncommercial</u>	
<u>Private Property</u>	<u>Public right-of-way</u>	<u>Private Property</u>	<u>Public right-of-way</u>
<u>For developed property: 1 sign per dwelling unit and per business</u> <u>For undeveloped and vacant property: 1 sign per quarter-acre of land</u>	<u>See off-site real estate sales signs per AMC 19.67.110(G)</u>	<u>No limit</u>	<u>No limit, except multiple signs for a single noncommercial purpose must be separated from each other by at least 25 linear feet as measured along the centerline of right-of-way. Refer to 19.67.110(C)(1).</u>

~~i. For developed property, one sign may be displayed per dwelling unit and per business. For undeveloped and vacant property, one sign may be displayed per one-quarter acre of land.~~

~~ii. The provisions of subsection (H)(1)(b)(i) of this section are suspended during the 60-day period before any primary or general election scheduled by Skagit County. Following the end of such period, the provisions of subsection (H)(1)(b)(i) of this section are in force until the following period of suspension.~~

c. Size. Refer to Table 19.67.110(H)(1)(c).

Table 19.67.110(H)(1)(c)

Type 1 temporary sign size

	<u>Commercial</u>		<u>Noncommercial</u>	
	<u>Private Property</u>	<u>Public right-of-way</u>	<u>Private Property</u>	<u>Public right-of-way</u>
<u>Area, Maximum</u>	<u>6 square feet.</u> <u>Signs placed in windows are subject to size standards of AMC 19.67.090(E).</u>	<u>See off-site real estate sales signs per AMC 19.67.G.3</u>	<u>12 square feet</u>	<u>4 square feet</u>
<u>Height, Maximum</u>	<u>6 feet above grade (including supports)</u>	<u>See off-site real estate sales signs per AMC 19.67.G.3</u>	<u>8 feet above grade</u>	<u>3 feet above grade</u>

~~c. Size. Maximum sign area is six square feet (per side if dual-sided) per sign. Signs placed in windows are subject to the size standards of AMC 19.67.090(E).~~

~~d. Height. Maximum height of the sign, including supports, is six feet above grade (except for noncommercial signs located in a public right-of-way per subsection F of this section).~~

~~e. Material. If outdoors, the sign face must be composed of a rigid material.~~

~~f. Mounting. Outdoor signs may be only mounted and supported by posts or stakes which are attached to the ground.~~

~~g. Duration. No limit unless otherwise specified in this section for the particular location, use, or context. Refer to Table 19.67.110.(H)(1)(f)~~

Table 19.67.110(H)(1)(f)

Type 1 temporary sign duration

	<u>Commercial</u>		<u>Noncommercial</u>	
	<u>Private Property</u>	<u>Public right-of-way</u>	<u>Private Property</u>	<u>Public right-of-way</u>
<u>Duration, maximum</u>	<u>No limit, except as otherwise specified in AMC 19.67.110(G)</u>	<u>See off-site real estate sales signs per AMC 19.67.110(G)(3)</u>	<u>180 days per calendar year</u>	<u>180 days per calendar year</u>

2. *Type 2 Temporary Signs.* Signs in this category are typically referred to as “banners” that are typically associated with (but not limited to) the announcement of community events. These may be freestanding (supported by posts on either end) or building-mounted signs.

a. *Location.* Type 2 temporary signs are permitted in the mixed-use and industrial zones, on any property owned by a public agency, and on any property owned by a nonprofit corporation organized under Section 501(c)(3) of the United States Internal Revenue Code.

b. *Quantity.* One sign may be displayed per property.

c. *Size.* Maximum sign area for freestanding Type 2 signs is 18 square feet (per face of dual-sided signs). The maximum sign area for Type 2 signs attached to buildings is the same as sign area for wall signs (with internal lighting) as established in Table 19.67.090(A)(3) based on the size of the facade.

Exception: Lesser maximum sign area may be allowed for the particular use per subsection ~~F~~ or G of this section.

d. *Height.* Maximum height of any freestanding signs, including supports, is six feet above grade ~~(except for noncommercial signs located in a public right-of-way per subsection F of this section)~~. Type 2 signs attached to a building must not be placed on or above the roof of a building and must not be placed over any windows.

e. *Material.* The sign face must be composed of a flexible material.

f. *Mounting.* Freestanding signs may be only mounted and supported by posts or stakes which are attached to the ground.

g. *Duration.* For each property, Type 2 signs may be displayed for a maximum 30 calendar days per year. A maximum of six separate displays are permitted each year, with a minimum of 10 calendar days of separation between displays.

3. *Type 3 Temporary Signs.* Signs in this category are large signs typically associated with (but not limited to) the advertisement of land sales, construction activity, and commercial and industrial buildings for rent.

a. *Location.* Type 3 temporary signs may be located in any zone under the following conditions:

- i. The parcel upon which the sign is displayed has a minimum of 100 feet of lot frontage.
- ii. The parcel does not contain a permanent freestanding sign with digital or changeable copy.

b. *Quantity.* One sign may be displayed per property.

c. *Size.* Maximum sign area is 24 square feet (per face of dual-sided signs) unless lesser maximum sign area applies for the particular use per subsection ~~F or~~ G of this section.

d. *Height.* Maximum height of the sign, including supports, is eight feet above grade unless lesser maximum height applies for the particular use per subsection ~~F or~~ G of this section.

e. *Material.* The sign face must be composed of a rigid material.

f. *Mounting.* Signs may be only mounted and supported by posts or stakes which are attached to the ground.

g. *Duration.* Unless otherwise specified in this section for the particular location, use, or context:

- i. Type 3 temporary signs may be displayed without limit to duration on properties that are undeveloped or vacant.
- ii. In all other cases, signs may be displayed a maximum of one year, with a minimum of 60 calendar days of separation between displays. The minimum separation period applies regardless of whether the previous display reached the maximum duration of display.

4. *Type 4 Temporary Signs.* Signs in this category must only include A-board and standing signs as defined by AMC 19.67.030. Signs in this category are typically associated with (but not limited to) the advertisement of retail businesses and announcement of public events.

a. *Location.* Type 4 temporary signs may only be displayed in the mixed-use, industrial, and overlay designations, provided they comply with the standards herein.

b. *Quantity.*

i. *Commercial Use.* One sign may be displayed per customer entrance, and no more than two signs may be displayed per business.

ii. *Noncommercial Use.* Two signs per lot may be displayed for each single noncommercial purpose.

c. *Size.* Maximum sign area is six square feet (per face of dual-sided signs).

d. *Height.* Maximum height of the sign when placed in its display position, including supports, is four feet above grade. ~~(except for noncommercial signs located in a public right-of-way per subsection F of this section).~~

e. *Material.* The sign face must be composed of a rigid material.

f. *Placement Standards.*

i. Signs for a commercial use must be located within 15 feet of a customer entrance.

ii. Signs must maintain at least 25 feet of separation from other Type 4 temporary signs.

iii. Signs placed on a pathway or sidewalk must be placed to one side of the sidewalk or pathway and provide a minimum of four feet of unobstructed sidewalk or pathway width. Signs must not be placed on sidewalks or pathways less than four feet in width.

~~iv. Signs must not be located within center medians, traffic circles, traffic islands, and roundabouts.~~

g. *Duration.* Signs may only be displayed during the period beginning 30 minutes prior to the daily opening and ending 30 minutes following the daily closing of the business displaying the sign.

Figure 19.67.110(H)(4)

Examples of Type 4 temporary signs.





The sign above illustrates a proper location for a Type 4 temporary sign, whereas the sign(s) below are placed in the middle of the sidewalk where it obstructs pedestrian traffic.

Type 4 temporary signs may come in the A-board form (upper left example) or in a standing form (as above).



5. *Type 5 Temporary Signs.* Signs in this category are feather signs. Feather signs are prohibited except where used for an exterior event sign (see subsection (G)(2) of this section) or for multi-tenant centers meeting the criteria below.

a. *Location.* Type 5 temporary signs may only be displayed in properties in a mixed-use or industrial zone.

b. *Quantity.* One sign may be displayed per site/property. For site/properties with more than 100 feet of block frontage, multiple signs are allowed, provided there is at least 100 feet of separation between signs.

c. *Size.* Maximum height of feather signs is 13 feet.

d. *Design.* Signs must be designed in a uniform manner, including consistent size and shape, where more than one sign is permitted.

e. *Duration.* Type 5 temporary signs associated with an exterior event are subject to the duration provisions of subsection (G)(2) of this section. Type 5 temporary signs associated with an existing on-site tenant may be displayed without limit to duration.

6. *Type 6 Temporary Signs.* Signs in this category include fixed aerial displays, balloons, pennants, spinners, strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means. Such signs are prohibited except where used for an exterior event sign (see subsection (G)(2) of this section).

I. *Special Community Event Signage.* The purpose of this provision is to provide for a periodic increase in the number of temporary signs that may be displayed for special community events which promote economic activity in Anacortes.

1. *Qualifying Events.* Events sponsored by the city, nonprofit agencies, and/or multiple Anacortes-based businesses that are intended to attract tourism activity in Anacortes.

2. *Period of Applicability.* Beginning 10 days prior to the date of the event (or beginning date of a multiday event) and ending 24 hours following the conclusion of the event.

3. *Additional Temporary Signs Permitted.* An unlimited number of temporary signs may be displayed in the CBD, C, CM, I and LM1 zones during the period of applicability.

4. *Other Regulations Remain in Effect.* During the period of applicability, all other temporary sign regulations remain in effect.

J. Special Public Event Signage.

21. Community banner signs up to 100 square feet in size and 20 feet above grade in height may only be located on public banner poles erected by the city for that use. Community banner signs may not be illuminated.

32. Signs Advertising a Public Event. Maximum duration must be from one month before the event to five days after the event.

19.67.120 - 19.67.150 – No change.



Determination of Non-Significance (DNS)

Proposal Name: City of Anacortes 2021 Docket of Comprehensive Plan and Development Regulation Amendments

Proposal: The 2021 Docket consists of amendments to the Anacortes Comprehensive Plan, Future Land Use Map, and Development Regulations, listed below:

Public Proposals

- P1. Add two new policies regarding regulation of short-term rentals to Goal H-1 of the Housing Element.
- P2. Skillings Future Land Use Map Amendment. Change the future land use map designation of a portion of P33058 & P33059 (southeast corner of 35th St. & V Ave. intersection) from Industrial to Residential Medium Density.
- P3. Toward Zero Waste Policy. Add a new goal and related policies to increase recycling and composting to 65% of the municipal solid waste stream.

City-Initiated Proposals

- C1. Amend Comprehensive Plan Introduction Section. Remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates.
- C2. Amend AMC 19.20.070 Vesting to clarify vesting provisions for land use permit applications.
- C3. Amend AMC 19.22 Concurrency to add language regarding Director establishment of a concurrency facilities review and monitoring program. Add application requirements and review fee language.
- C4. Amend AMC 19.43.020.B Adult Family Home definition to reflect changes to RCW 70.128.010 which allows provision of services to up to 8 adults upon approval by DSHS.
- C5. Amend AMC 19.52 Public Street Design to update terminology for “parking lane” to “parking pocket” in appropriate instances.
- C6. Amend AMC 19.52.040.A.2 Modified and Special Standards to clarify process for adoption of special standards for a street or neighborhood.
- C7. Amend AMC Table 19.52.040.E Lane Design Standards to add requirements for integration of guest parking when a “Lane” street is developed.
- C8. Amend AMC Ch. 19.52.080 Street Names and Signage to add provision allowing the Fire Marshall or Public Works Director to require installation of No-Parking signage or other curb/pavement markings when a development contains a street with insufficient pavement width to allow simultaneous on-street parking and emergency vehicle access.
- C9. Amend AMC 19.53.030.B Driveway Location to clarify what is meant by “Lowest volume street” and clarify alley access and driveway relocation requirements.
- C10. Amend AMC 19.66 Fences to specify when a fence permit is required and other minor clarifying amendments.

- C11. Amend AMC Ch. 19.67 Signs to fix incorrect cross references and typos. Address potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right of way and clarify placement standards.

Proponent: City of Anacortes

Location of Proposal: City limits of the City of Anacortes

Lead Agency: City of Anacortes, Planning, Community, & Economic Development Department

Threshold Determination: The City of Anacortes has determined that this non-project proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request and at

<https://www.anacorteswa.gov/1321/Comprehensive-Plan-Amendments>

This DNS is issued under WAC 197-11-340(2). The City of Anacortes will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted to the contact below by April 22, 2022, at 5:00 PM.**

Contact: Libby Grage, Planning Manager

Email: libbyb@cityofanacortes.org

Address: P.O. Box 547, Anacortes, WA 98221

Phone: 360-299-1986

SEPA Responsible Official: Don Measamer, Director, Planning, Community & Economic Development Department

Signature:



Don Measamer, Director

Date of Issuance: March 30, 2022

Publication Date: March 30, 2022

Appeals of this environmental determination may be made per the procedures outlined in AMC Ch. 18.04 and Ch. 19.20 by April 22, 2022, at 5:00 PM. Additional information regarding the appeal process may be obtained from the City of Anacortes PCED Department, 360-299-1984.

CC:

SEPA Register

Skagit County Planning & Development Services

WA Department of Archaeology and Historic Preservation

WA Department of Commerce

WA Department of Ecology

WA Department of Health

WA Department of Natural Resources

WA Department of Transportation
WA Department of Fish & Wildlife
Port of Anacortes
Samish Indian Nation
Sauk-Suiattle Tribal Council
Skagit River Systems Cooperative
Stillaguamish Tribe of Indians
Swinomish Tribal Community

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of Anacortes 2021 Docket of Comprehensive Plan and Development Regulation Amendments

2. Name of applicant:

Anacortes Planning, Community & Economic Development Department

3. Address and phone number of applicant and contact person:

Libby Grage, Planning Manager

Anacortes Planning, Community & Economic Development Department

PO Box 547

Anacortes, WA 98221

4. Date checklist prepared:

March 29, 2022

5. Agency requesting checklist:

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):

A Planning Commission public hearing is scheduled for April 20, 2022, with a written comment period concluding on April 22, 2022. After Planning Commission deliberations, a recorded motion will be forwarded to the City Council. The City Council will take final action in 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Development projects that occur in the future will be subject to changes to the plan, map, or development regulations made through this year's docket and subject to project-specific SEPA review, as applicable.

P2 - Skillings Future Land Use Map (FLUM) amendment: If the FLUM amendment is approved, a future rezone of the property for consistency with the amended FLUM would be required. The petitioner also proposes a boundary line adjustment and future construction of a residential accessory structure on a portion of the property included in the amendment request.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental review of past Comprehensive Plan adoption and amendments have been completed to various extents and level of detail.

P-2 Skillings FLUM amendment: A SEPA checklist dated March 30, 2020 accompanied the amendment petition. That checklist was utilized to prepare this checklist, which addresses all docketed items, and is used to evaluate the combined impacts and effects of all actions to avoid piecemeal review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

P2 - Skillings FLUM Amendment: A boundary line adjustment application was submitted for properties involved in the Skillings FLUM amendment request. The application was deemed incomplete pending approval of the requested FLUM amendment and subsequent rezone.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposal would amend the Anacortes Comprehensive Plan, Future Land Use Map, and Development Regulations under Anacortes Municipal Code Title 19. These are legislative actions requiring adoption by ordinance by the Anacortes City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is a non-project action that includes amendments of specific parts of the Anacortes Comprehensive Plan and Development regulations. This SEPA checklist covers all of the petitions included in this year's docket. All of the included petitions are legislative and any development that may occur as a result of these legislative actions may also be subject to SEPA review. Many of these proposals are technical in nature, clarifying existing code. The following petitions are considered in this checklist:

Public Proposals

- P1. Amend Comprehensive Plan Goal H-1 of the Housing Element to add two new policies regarding the regulation of short-term rentals.
- P2. Skillings FLUM. Amend the Comprehensive Plan future land use map to change the designation of a portion of P33058 & P33059 (southeast corner of 35th St. & V Ave. intersection) from Industrial to Residential Medium Density.
- P3. Toward Zero Waste Policy. Amend the Comprehensive Plan Utilities Element to add a new goal to increase recycling and composting to 65% of the municipal solid waste stream, and related policies.

City-Initiated Proposals

- C1. Amend Comprehensive Plan Introduction Section, to remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates.
- C2. Amend *Anacortes Municipal Code (AMC) 19.20.070 Vesting*, to clarify vesting provisions for land use permit applications.
- C3. Amend *AMC 19.22 Concurrency*, to add language regarding Director establishment of a concurrency facilities review and monitoring program; add application requirements and review fee language.
- C4. Amend the *AMC 19.43.020.B Adult Family Home* definition, to reflect changes to RCW 70.128.010 which allows provision of services to up to 8 adults upon approval by DSHS.
- C5. Amend *AMC 19.52 Public Street Design*, to update terminology used for on-street parking facilities.
- C6. Amend *AMC 19.52.040.A.2 Modified and Special Standards*, to clarify process for adoption of special standards for a street or neighborhood.
- C7. Amend *AMC Table 19.52.040.E Lane Design Standards*, to add requirements for integration of guest parking when a “Lane” street is developed.
- C8. Amend *AMC 19.52.080 Street Names and Signage*, to allow the Fire Marshall or Public Works Director to require that No-Parking signage or other curb/pavement markings be installed as part of new street development in certain circumstances.
- C9. Amend *AMC 19.53.030.B Driveway Location*, to clarify what is meant by “Lowest volume street” and clarify alley access and driveway relocation requirements.
- C10. Amend *AMC 19.66 Fences*, to specify when a fence permit is required and other minor clarifying amendments.
- C11. Amend *AMC 19.67 Signs*, to fix incorrect cross references and typos. Address potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right of way and clarify placement standards.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed Comprehensive Plan and development regulation amendments could affect all land and all land uses within the City of Anacortes city limits.

P2 – Skillings FLUM Amendment: The site is located at the southeast corner of 35th Ave. and V Ave. – Assessor parcel numbers P33059 and P33058.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The City of Anacortes has elevations that vary from sea level to 600 feet in the southwest quadrant and to 1,270 feet at the top of Mount Erie. Slope steepness ranges from 0% to 100% depending on the location.

P2 – Skillings FLUM Amendment: Steepest slope on the site is approximately 26% (on P33058).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil types vary throughout city limits.

P2 – Skillings FLUM Amendment: Soils on the site are primarily classified as Bow-Urban land complex – 0 to 8% slopes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Areas of unstable soils are identified in various locations throughout the city.

P2 – Skillings FLUM Amendment: No unstable soils are identified on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable to this non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable to this non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable to this non-project action.

Application of the City's development regulations relating to stormwater, clearing and grading to project level actions will address impacts to the earth.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable to this non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable to this non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable to this non-project action.

Application of the City's development regulations relating to clearing and grading and air emissions to project level actions will address impacts to the air.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are multiple streams, lakes, ponds, and wetlands located within city limits. The City is bounded on three sides by the Salish Sea.

P2 – Skillings FLUM Amendment: There are no surface water bodies of in the site vicinity.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable to this non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable to this non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable to this non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Portions of the city are located within the 100-year floodplain, however, the proposed change to the Comprehensive Plan and zoning designations for the proposals do not affect or change the use of these lands.

P2 – Skillings FLUM Amendment – This property is not within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable to this non-project action.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable to this non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable to this non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable to this non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable to this non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable to this non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable to this non-project action. Application of the City's development regulations relating to clearing and grading, stormwater, critical areas, and other standards to project level actions will address impacts to ground water, surface water, and water runoff impacts.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☒ crop or grain
☒ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

There is a diverse array of vegetation located throughout the city.

P2 – Skillings FLUM Amendment – the site has deciduous and evergreen trees and shrubs.

b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project action.

b. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable to this non-project action. Application of the City's development regulations relating to landscaping, tree retention, stormwater, critical areas, and shorelines to project level actions address impacts to vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

There are noxious weeds located within city limits.

P2 – Skillings FLUM Amendment: None known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

All of the above animals may occur in the city limits.

P2 – Skillings FLUM Amendment: Eagles, songbirds, heron are known to be on or near the site. There is a bald eagle nest located within 660 feet of the site.

b. List any threatened and endangered species known to be on or near the site.

There are threatened and endangered species that are known to be in city limits, including chinook salmon, orca whales, marbled murrelet, etc.

P2 – Skillings FLUM Amendment – there are no threatened or endangered species known to use the site.

c. Is the site part of a migration route? If so, explain.

All of city limits is within the Pacific Flyway migratory bird route.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable to this non-project action. Application of the City's development regulations governing critical areas, shoreline, and landscaping to project level actions will address impacts to wildlife.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable to this non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable to this non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable to this non-project action.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable to this non-project action.

1) Describe any known or possible contamination at the site from present or past uses.

There are areas of contamination throughout the city resulting from past practices involved with wood mills and fish canning along the city's shoreline, in addition to other types of possible contamination from various land uses.

P2 – Skillings FLUM Amendment: Historically, the site vicinity included uses like a plywood mill and a brickyard. The Custom Plywood Mill site located to the

west along Fidalgo Bay is in the process of being cleaned up. It is unknown if any environmental health hazards exist on the subject site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable to this non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable to this non-project action.

- 4) Describe special emergency services that might be required.**

Not applicable to this non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:**

Not applicable to this non-project action. Application of city, state, and federal standards to sites with identified environmental health hazards during project level actions will address these impacts.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: Noises that exist in the area include Industrial development and uses to the north, recreational use of the Tommy Thompson trail to the east, and vehicle traffic from adjacent streets, including the SR-20 Spur adjacent the site to the south.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: A change in designation from Industrial to residential is not likely to result in an increase of noise levels from future development of the property.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable to this non-project action. Application city and state regulations related to noise to project level actions will address noise impacts.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The city includes multiple land use types throughout, including low, medium and high density residential, commercial, industrial, and manufacturing.

P2 – Skillings FLUM Amendment: There is an existing single family residence located at 3506 Fidalgo Bay Rd. P33058 and P33059 are currently undeveloped. To the west, across V Avenue, and to the east, is residential development. SR-20 Spur is located to the south of the site. The lot to the north is developed with an approximately 4,000 sq. ft. office and 4,000 sq. ft. industrial garage/warehouse building.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: The site has not been used as working farmlands or working forest lands in the past.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: There are not working farmlands or working forest lands in the site vicinity.

c. Describe any structures on the site.

There are various structures located throughout the city.

P2 – Skillings FLUM Amendment: There are not currently any structures on P33058 or P33059. There is a single family residence located just to the east.

d. Will any structures be demolished? If so, what?

Not applicable to this non-project action.

e. What is the current zoning classification of the site?

The city-wide amendments would affect all zoning classifications in the city.

P2 – Skillings FLUM Amendment: P33058 and P33059 are currently zoned Industrial.

f. What is the current comprehensive plan designation of the site?

The City contains multiple comprehensive plan land use designations.

P2 – Skillings site-specific FLUM Amendment: P33058 and P33059 have an Industrial Comprehensive Plan designation.

g. If applicable, what is the current shoreline master program designation of the site?

The city contains lake and marine shorelines that are within shoreline jurisdiction.

P2 – Skillings FLUM Amendment: Not in shoreline jurisdiction.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Anacortes has many areas that have been classified as critical areas.

P2 – Skillings FLUM Amendment: The subject site is located within the seasonal buffer of a bald eagle nest (Fish & Wildlife Habitat Conservation Area).

i. Approximately how many people would reside or work in the completed project?

Not applicable to this non-project action.

j. Approximately how many people would the completed project displace?

Not applicable to this non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable to this non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Application of policies and guidelines as established by the Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable to this non-project action.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable to this non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable to this non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable to this non-project action.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable to this non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable to this non-project action.

d. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable to this non-project action. Application of the City's regulations governing form and intensity and other design standards to future project level actions will address aesthetic impacts.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable to this non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable to this non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable to this non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable to this non-project action.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Anacortes is full of designated and informal recreation opportunities.

P2 – Skillings FLUM Amendment: The Tommy Thompson Trail is located approximately 300' to the east.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable to this non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable to this non-project action.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

Not applicable to this non-project action.

P2 – Skillings FLUM Amendment: No structures are located on the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Not applicable to this non-project action.

P2 – Skillings site-specific FLUM Amendment: The site is located within approximately 300' of a historic railway corridor (currently developed as the Tommy Thompson trail). The corridor is identified as meeting the minimum National Register age threshold of 50 years.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

GIS data, the Department of Historic Preservation's WISAARD.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable to this non-project action.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable to this non-project action. The City contains principal arterials, collectors, and local access streets.

P2 – Skillings FLUM Amendment: The site is served by 35th St./Fidalgo Bay Road and V Avenue. Both streets are designated low volume local access streets.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Not applicable to this non-project action. There are various Skagit Transit stops throughout the city.

P2 – Skillings FLUM Amendment: The closest transit stop is at 33rd St. and R Ave.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Not applicable to this non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable to this non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable to this non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable to this non-project action.

P-2 Skillings FLUM Amendment: Changing the designation from Industrial to residential is likely to result in less vehicular trips per day based on the range of uses that could be developed in the future.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not applicable to this non-project action.

h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable to this non-project action.

P-2 Skillings FLUM Amendment: Future project level actions permitted by the land use designation and future rezone would be required to make improvements in accordance with city standards.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable to this non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable to this non-project action.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

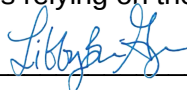
Not applicable to this non-project action.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable to this non-project action.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Libby Grage

Position and Agency/Organization: Planning Manager, City of Anacortes

Date Submitted: 3/29/22

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

P2 Skillings FLUM amendment: A change in land use designation and zoning from Industrial to Residential would not result in more intense development of the parcels; however, could result in additional dwelling units being built. Development of additional housing units could contribute to increased emissions to the air (typical of household uses) and production of noise (typical of household uses).

Proposed measures to avoid or reduce such increases are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal will not affect plants, animals, fish or marine life. The changes under this proposal will not change any aspects of the City's protection of these items under the Critical Areas regulations.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. Further site-specific projects are required to comply with all local, state, and federal laws regarding protection of endangered and other protected species.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not deplete energy or natural resources. Potential development will increase demands for energy and natural resources regardless of the proposed amendments. Future proposed projects will be individually reviewed for site-specific impacts.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No direct impacts of environmentally sensitive areas or areas designated for government protection are expected as a result of the non-project action.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife, or plants, following best available science. Wetlands and floodplains are also governed by the city's critical areas regulations and floodplain management regulations. The City regulates development in an near these areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Any proposed use or development within the City is subject to the City's Comprehensive Plan and any proposed use or development within Shoreline jurisdiction is also subject to the City's Shoreline Master Program.

P2 – Skillings FLUM Amendment: The proposal would change the future land use map designation of a portion of property from Industrial to Residential Medium Density (RMD). RMD is consistent with the land use designation of the adjacent parcels to the east and south. The remaining 30,000 sq. ft. of the parcels would remain Industrial.

Proposed measures to avoid or reduce shoreline and land use impacts are:

P2 – Skillings FLUM Amendment: If the proposed amendment to the FLUM is approved, the site's zoning would need to be changed for consistency with the amended FLUM.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No measurable increase in demands on transportation or public services are anticipated.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified.

APPLICATION INFORMATION

TYPE OF AMENDMENT REQUESTED		
☒ Comprehensive Plan Policies	☐ Comprehensive Plan Land Use Map	☒ Development Regulations
AMENDMENT REQUEST INFO		
AMENDMENT NAME/TITLE: Promoting Residential Neighborhoods & Affordable Housing		
APPLICANT INFORMATION		
NAME: Evergreen Islands	MAILING ADDRESS: PO Box 223 Anacortes, WA 98221	
PHONE: (360) 588-8057	EMAIL ADDRESS: Evergreen.Islands@outlook.com	
NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP: Tom Glade, Vice President		

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

Printed Name:

PETITION NARRATIVE

For all types of amendment requests:

Please fill in each space with the requested information, or note “see attached” and attach more pages to this form.

For all types of amendment requests: Please fill in each space with the requested information, or note “see attached” and attach more pages to this form.
A. Detailed statement of what is proposed to be changed and why. Amend the Anacortes Comprehensive Plan to include a Policies that protect residential neighborhoods and support Low Income Housing by regulating Short Term Vacation Rentals to mitigate their negative impacts. Add two new policies to Goal H-1. Housing Supply and Variety. Provide for a sufficient quantity and variety of housing to meet community needs. Policy H-1.x Regulate Short Term Vacation Rentals (STVRs) to mitigate their adverse impacts on the availability of Affordable Housing. Policy H-2.x Regulate Short Term Vacation Rentals (STVRs) to mitigate their adverse impacts to Residential Neighborhoods such as additional traffic, noise, and their quality of life.
B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented. The proposed change is intended to mitigate the negative impacts of Short Term Vacation Rentals (STVRs)
C. Demonstration of why the proposal is needed. Currently, the City of Anacortes has not adopted any development regulations that regulate Short Term Vacation Rentals (STVRs). The 2017 MRSC article, “12 Examples of Short-Term Vacation Rental Regulations”, states: • many local governments are still wrestling with questions about whether this industry should be regulated. • For those local governments with a significant number of tourists or transient visitors, however, these jurisdictions either already have regulations in place or are contemplating adopting them. • Most local governments’ concerns about short-term rentals fall into at least one of the following categories: ☐ Collection of lodging and sales tax on these short-term rental stays; ☐ Mitigation of traffic, parking, noise, and other impacts on the surrounding neighborhood; and ☐ Compliance with life/safety standards that are commonly applied to other types of lodging establishments (such as hotels, motels, and bed-and-breakfasts). ☐ Another issue of increasing concern is the impact of short-term rentals on a community’s affordable housing supply. In this case, the concern isn’t necessarily about a homeowner renting out a room or backyard cottage to help with monthly mortgage payments. Instead, local governments fear that property owners will purchase residential units and rent them out on a short-term basis to out-of-town visitors, thereby taking them out of the year-round rental housing supply.

D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.

The 2016 Anacortes Comprehensive Plan includes the following Vision Statement:

*Anacortes is a unique, creative, vibrant and caring maritime community that supports cultural and economic diversity and vitality, **balances sustainable growth with respect for our history**, and protects our natural environment and public lands for future generations.*

The 2016 Anacortes Comprehensive Plan includes the following Value Statements:

- Provide a variety of housing types in all price ranges.
- Develop design standards reflecting small-town scale and character.

Sedona's housing woes threaten its sense of community. Some blame vacation rentals

[Lorraine Longhi](#), The Republic | azcentral.com Published 6:00 a.m. MT Jan. 29, 2019 | Updated 4:06 p.m. MT Feb. 4, 2020



Residents in Sedona are struggling to find long-term housing in the city after a state law prohibited the city from regulating short-term rentals. Arizona Republic

Robin Kelley moved back to Sedona in 2018 and spent months on waiting lists before she found a home to rent.

The experience was a far cry from when she originally moved to Sedona a decade

earlier, when it only took her two days to rent a furnished home.

Kelley and her dog eventually found an unfurnished home for \$1,600 per month, which she says is \$400 more than she would have paid for the same property three years ago.

Kelley's story is increasingly common, which has city leaders concerned. Affordable housing has long been an issue in the city with million-dollar homes and few apartments. But city leaders say [a 2-year-old state law](#) is exacerbating the problem.

The law prohibits cities and towns from regulating short-term home rentals, allowing people to rent their homes to tourists and others via websites such as Airbnb or VRBO.

And there are plenty of visitors to the red-rock country.

Sedona attracts some 3 million visitors annually. In the high season, tourists can outnumber the city of 10,500 residents by a 3-to-1 ratio, according to City Manager Justin Clifton.

Sedona had an estimated 200 to 300 vacation rentals before the new law took effect. Today, vacation rentals have grown to more than 1,000 homes, or 20% of Sedona's total housing inventory, Clifton said.

The result? In one of Arizona's most beautiful places, many can't find a place to live.

The situation has Clifton concerned.

"At what point are the community's residents so outnumbered that there's no real community left?" he wonders.



Sedona is grappling with a state law that has prohibited cities and towns from regulating home rentals took effect. Before the new law took effect, there were an estimated 200-300 homes available in Sedona as vacation rentals. Today, rentals have grown to more than 1,000, or 20% of Sedona's total housing. *(Photo: Lorraine Longhi/Special for The Republic)*

Affordable-housing shortage in Sedona

Sedona's median home price is \$555,000, among the highest in the state, according to Clifton, but only 4% of Sedona's current housing is apartments, well below the national average of 20%.

The lack of affordable housing didn't just happen because of the growth in vacation rentals. Sedona's zoning made it difficult for apartments to be built in the city, until the rules were changed last year.

"The rules were still a product of the old priorities," Clifton said, noting the area's more rural way of life. "It's only been just recently that we figured out that one of the ways

"Multiple factors are behind the city's housing challenges, including a lack of development of affordable-housing units,"

Laura Rillos, Airbnb spokeswoman.

That's what an Airbnb spokeswoman pointed out.

She also said short-term rentals can help many families afford to stay in their Sedona homes.

Brenda Mendel is a Sedona resident who rents a room in her house on Airbnb. The extra income helps her pay the mortgage, she said.

"People expect and seem to demand cheap housing in the most beautiful place in America," Mendel said. "These are people that have never gotten a mortgage and don't realize the costs to pay taxes, insurance and mortgage every month."

Investors have also gotten into the game though, swooping in to buy up four or five homes at a time, Sedona City Councilman Scott Jablow said.

Jablow said that some landlords have begun evicting long-term tenants because they can make more money on short-term vacation rentals.

Nowhere to live

The problem is where to look for a rental long term if you work in Sedona.

More than 40% of Sedona's business workforce lives outside of the city. Clifton estimates it's double that for city workers. Some suggest that's because many of them have families or don't want to have roommates, something that many renting in Sedona are forced to do.

The housing issue has made it hard to fill key city positions. Applicants for chief of police and assistant city attorney were unable to accept the jobs after they couldn't find housing in the city, Clifton said.

"It's very difficult to retain people," he said. "If the city offered me a position at the same salary today, I don't know that I could make it work."

Sedona has a turnover rate of 20% among city employees, well above the average of 5%, Clifton said.

Other residents say that renters looking for affordable housing should look outside the city, to communities such as Cottonwood, Cornville or Jerome.

But Clifton said that as housing prices increase in Sedona, so do prices in neighboring communities.

RELATED: [These neighbors fought an Airbnb rental in their area — and won](#)

Hotels impacted

The rise in short-term rentals has also created competition for boutique hotels and bed and breakfasts that have long been staples of the tourist town.

Steve Segner, owner of the boutique hotel El Portal in Sedona, said the increase in short-term rentals has increased traffic, noise and competition in the city.

"I get that a lot of people want to stay here but a lot of people also have to work here and take care of those visitors."

Ann Perkins,
concierge at El
Portal

"I'm inspected by the health and fire department, yet somebody can go right around the corner from my hotel, buy a five-bedroom house and be open tomorrow," Segner said.

Segner said occupancy has been a little flat since the new law took effect, but he's managed to combat the problem by increasing room rates.

However, he's still concerned about housing for his employees, who have an increasingly difficult time finding housing in the city.

With few long-term rentals left in town, hotel owners are going into neighboring towns such as Cottonwood to rent apartments as corporate units so that they have a space for employees, Segner

said.

Ann Perkins, a concierge at El Portal, rents three properties exclusively to Sedona employees because of the shortage.

"I get that a lot of people want to stay here but a lot of people also have to work here and take care of those visitors," Perkins said. "I want to know who my neighbors are."



El Portal is just one establishment in Sedona that has been impacted by the rise in short-term rentals that has created competition for boutique hotels and bed and breakfasts that have long been a staple of the tourist town. *(Photo: Lorraine Longhi/The Republic)*

Return local control

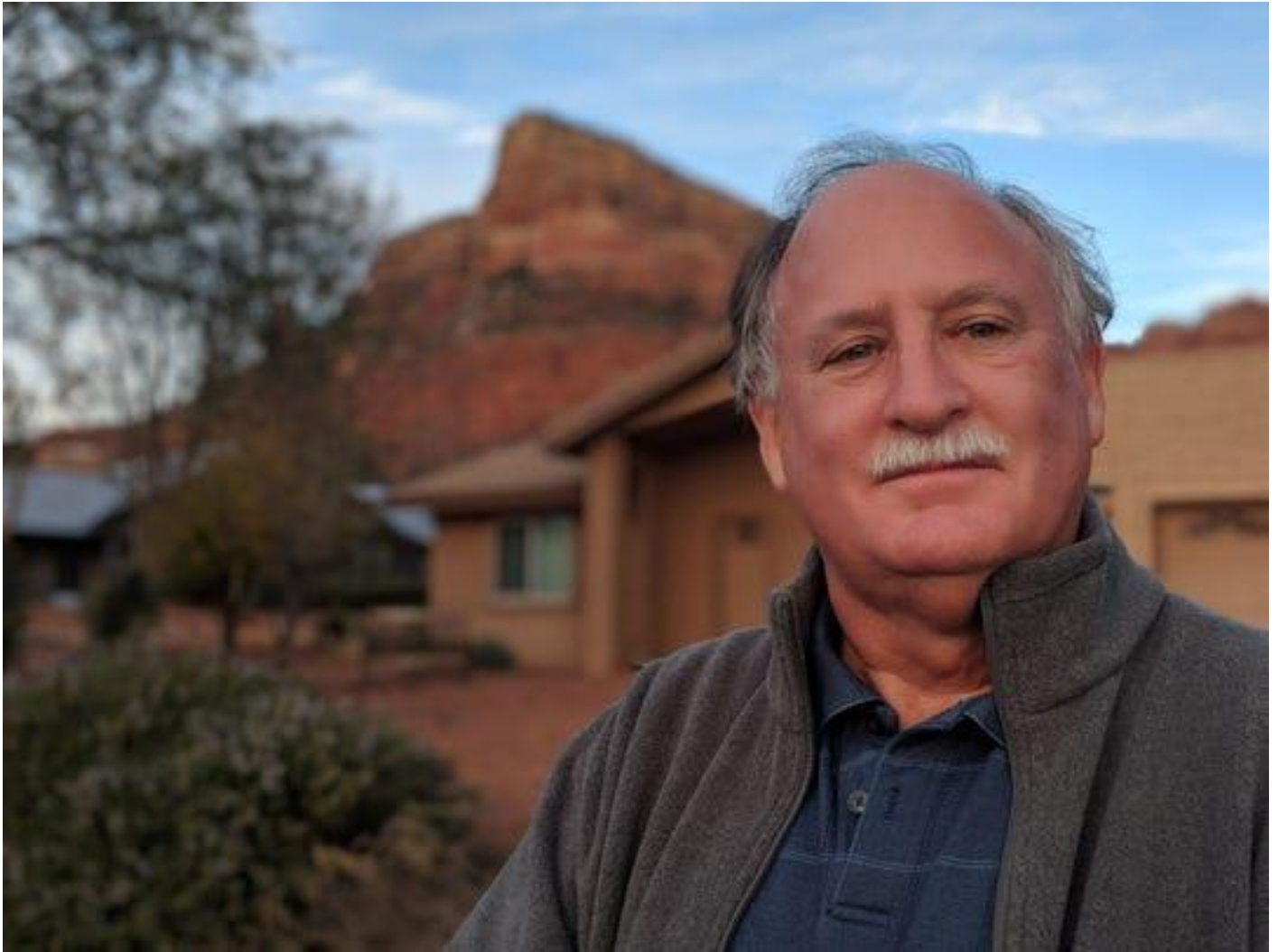
Jablow, the councilman, is concerned there is little oversight of short-term rental companies when tourists stay in homes and don't know the surrounding area.

He mentioned a situation at a vacation rental on his own street where renters were smoking on the deck and caught the home on fire.

"You have people coming and going and they don't know what they're walking into," Jablow said. "Is it safe?"

Airbnb says they partner with local government authorities and relief organizations to email hosts and guests about potential disasters, as well as providing a tool for neighbors to share concerns about listings in their communities.

"We want to do everything we can to help our community members be good neighbors in the places they too call home," Rillos said.



Sedona City Councilmember Scott Jablow stands in front of a home being operated as a short-term rental. City officials and residents say the law has exacerbated a growing problem of unavailable housing that could have far-reaching consequences for their city. *(Photo: Lorraine Longhi/The Republic)*

Is a legislative fix coming?

One thing seems clear: Any fix will be up to the state.

Before the law was passed, Sedona prohibited all residential rentals of fewer than 30 days in the city. After the new state law was passed, the city amended its ordinance to require that all short-term rentals pay \$50 for a city business license. The Arizona Attorney General's Office determined the move [violated state law](#).

Republican state Rep. John Kavanagh, who represents Scottsdale and Fountain Hills, has [drafted House Bill 2087](#) to address some of the issues created by the original [short-term rental bill](#).

The bill proposes banning [party and special-event rentals](#), where houses are rented out and occupied by 20-30 people at a time.

Kavanagh is also exploring how to ease concerns about investor-owned, short-term rentals.

Jablow said Sedona does not have the problem with party houses that Scottsdale and Paradise Valley are experiencing, but said that cities should have local control over rentals to decide what's best for them.

"They seem to think they know what's best for us," Jablow said. "How could they possibly?"

RELATED: [Sun City grapples with young renters from Airbnb](#)

A city struggling with identity

Less than 2% of Sedona residents were born and raised in the city, according to Clifton.

The issue of housing has only compounded an existing problem of getting people to continue living in the tourist town.

Where residents used to pay \$800 to \$900 a month for rent in the city, they're now paying \$1,800 to \$1,900 a month, according to Jablow.

"How are people supposed to afford that?" Jablow said. "They can't, so they're leaving the region."



Sedona closed one of its two elementary schools last year after a slow decline in enrollment over the last decade. (Photo: Lorraine Longhi/The Republic)

The city closed one of its two elementary schools last year after a slow decline in enrollment over the last decade, according to Jennifer Clifton, director of operational services for the Sedona-Oak Creek Unified School District.

"When you walk down the street and you're not seeing neighbors who you can establish some kind of relationship and a sense of place, that's a real threat."

Justin Clifton,
Sedona city manager

Enrollment in the district dropped from 1,300 students in 2009 to 766 students today.

Clifton calls it a "downward spiral" of families fleeing for more affordable areas. "Point out to me a vibrant community that has no school."

Still, the question of how to make Sedona sustainable beyond tourism has some officials worried.

"When you walk down the street and you're not seeing neighbors who you can establish some kind of relationship and a sense of place, that's a real threat," Clifton said. "It comes across as kind of a fluffy idea, until you're living it."

Reach the reporter at lorraine.longhi@gannett.com. Follow her on Twitter: [@lolonghi](https://twitter.com/lolonghi).
<https://www.azcentral.com/story/news/local/arizona/2019/01/29/sedona-faces-housing-shortage-short-term-vaction-rentals-take-over/2342431002/>



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Protecting the Residential Neighborhoods Aesthetics & Quality of Life

2. Name of applicant: [\[help\]](#)

Evergreen Islands

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO Box 223, Anacortes, WA 98221 Tom Glade (360) 202-1901

4. Date checklist prepared: [\[help\]](#)

March 30, 2020

5. Agency requesting checklist: [\[help\]](#)

City of Anacortes Department of Planning, Community, & Development

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

1 year

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Representative Municipal Comprehensive Plans and Development Codes

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

No

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Append new policies to Goal H-2 and Goal H-3

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The City of Anacortes governed by its Comprehensive Plan

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other _____

N/A

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

N/A

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

N/A

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

N/A

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

N/A

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
 ____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

N/A

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

N/A

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

N/A

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

N/A

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

N/A

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site. [\[help\]](#)

N/A

d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A

e. What is the current zoning classification of the site? [\[help\]](#)

N/A

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

N/A

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

N/A

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

j. Approximately how many people would the completed project displace? [\[help\]](#)

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

N/A

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

N/A

C. SIGNATURE [\[HELP\]](#)

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: 

Name of signee Tom Glade

Position and Agency/Organization Vice-President, Evergreen Islands

Date Submitted: March 31, 2020



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984

City of Anacortes

Received by PCED

Date: March 31, 2020

COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

SUBMITTAL REQUIREMENTS

Applicant Checklist	Submittal Requirement Checklist See AMC Ch. 19.16 Legislative Actions for complete requirements.	Office Use Only
X	Application form (attached)	
X	Petition narrative (attached)	
X	SEPA Checklist , including Part D for Non-Project Actions	
X	Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site	
Required Number of Copies and Plan Size 3 paper copies of each item above Digital copy of the application and all submitted materials (flash drive or to pced@cityofanacortes.org)		Application Fee See the Land Use Application Fee Schedule (There is no fee for policy/text amendment petitions)

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process. Contact Libby Grage, Planning Manager, at 360-299-1986 or libbyb@cityofanacortes.org with questions about this application form or process.

APPLICATION INFORMATION

TYPE OF AMENDMENT REQUESTED		
☐ Comprehensive Plan Policies	☒ Comprehensive Plan Land Use Map	☐ Development Regulations
AMENDMENT REQUEST INFO		
AMENDMENT NAME/TITLE:		
Comprehensive Plan Map Amendment		
APPLICANT INFORMATION		
NAME:		MAILING ADDRESS:
Tom and Laura Skillings		8737 Fernwood St. NE, Olympia, 98516
PHONE:		EMAIL ADDRESS:
(360) 789-7550		tskillings@skillings.com
NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:		
Tom Skillings		
MAP AMENDMENT REQUESTS ONLY		
(only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment)		
SITE ADDRESS (if applicable):		
3506 Fidalgo Bay Road		
PARCEL NUMBER(S) (if applicable):		SECTION, TOWNSHIP, & RANGE
P33062 ; P33058; & P33059;		Sec 30, T 35, R 2E
LEGAL DESCRIPTION:		PRESENT LAND USE DESIGNATION:
See attached BLA application		(P33062 R-3); (P33058 "I"); (P33059 "I" and R-3)
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached		
PROPERTY OWNER NAME:		MAILING ADDRESS:
Tom and Laura Skillings		8737 Fernwood St. NE, Olympia, 98516
EMAIL ADDRESS:		PHONE #:
tskillings@skillings.com		(360) 789-7550
OWNER'S AUTHORIZED AGENT/CONTACT:		
PROPERTY OWNER NAME:		MAILING ADDRESS:
Tom and Laura Skillings		8737 Fernwood St. NE, Olympia, 98516
EMAIL ADDRESS:		PHONE #:
tskillings@skillings.com		(360) 789-7550

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:



March 31, 2020

Printed Name:

Tom Skillings

PETITION NARRATIVE

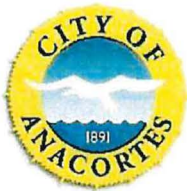
For all types of amendment requests: Please fill in each space with the requested information, or note “see attached” and attach more pages to this form.
A. Detailed statement of what is proposed to be changed and why.
See attachment to the Master Land Use Permit Application
B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.
See attachment to the Master Land Use Permit Application
C. Demonstration of why the proposal is needed.
See attachment to the Master Land Use Permit Application

D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.

See attachment to the Master Land Use Permit Application

E. **For map amendments only:** Description of how the map amendment complies with:
1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.

See attachment to the Master Land Use Permit Application for both 1 and 2



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
 Mailing Address: P.O. Box 547, Anacortes, WA 98221
 Office Location: 904 6th Street, Anacortes WA 98221
 Phone: (360) 299-1984

City of Anacortes
 Received by PCED
 Date: March 31, 2020

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):		
☐ Administrative Interpretation ☐ Annexation Request ☐ Binding Site Plan (Preliminary) ☒ Boundary Line Adjustment (BLA) ☒ Comprehensive Plan/ Map Amendment Request ☐ Conditional Use Permit (CUP) per AMC 19.36 ☐ Conditional/Special Use Permit (CUP) per AMC 17.70 ☐ Cottage Housing Development ☐ Development Agreement ☐ Essential Public Facility	☐ Floodplain Development Permit ☐ Home Occupation Permit ☐ Long Subdivision (Preliminary) ☐ Lot Certification ☐ Minor Permit Revision ☐ Plat Amendment /Modification ☐ SEPA Environmental Review ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☐ Shoreline Substantial Development Permit ☐ Shoreline Variance	☐ Short Subdivision (Preliminary) ☐ Site Plan Review – Type 1 ☐ Site Plan Review – Type 2 ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance (Level 1) ☐ Variance (Level 2) ☐ Wireless Conditional Use Permit (WCUP) ☐ Wireless Service Facility (WSF) Permit ☐ Zoning Code/ Map Amendment Request (Rezone)
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 3506 FIDALGO BAY ROAD		PROJECT NAME: SKILLINGS - BLA
PARCEL NUMBER(S): P33062 P33059 P33058		SECTION, TOWNSHIP, & RANGE SEC 30, T35, R2E
LOT SQUARE FOOTAGE & ACREAGE: 82,777 SQ FT 1.90 AC		PROJECT VALUATION: N/A
LEGAL DESCRIPTION: SEE MAP		PRESENT ZONING: P33059 - I P33062 - R3; P33058 - I & R3
PRESENT USE OF PROPERTY: P33058 + 59 P33062 Residential / Vacant		CUT & FILL (CY) PROPOSED: N/A
PRE-APPLICATION CONFERENCE HELD?: ☐ Yes, the City file # is _____ ☒ No		WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic		ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road

CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET: ☐ Yes / Type _____ ☒ No	WATER BODIES WITHIN 200 FEET: ☐ Yes / Name: _____ ☒ No
FLOODPLAIN: Flood Zone: <u>ZONE X</u> FIRM Panel # <u>53031700824</u> Date of Panel: <u>9/17/2003</u>	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: <u>See MAP</u> Proposed Square Footage: <u>See MAP</u>	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: _____ New Impervious Surface: _____	
DESCRIPTION OF SUBJECT PROPOSAL: ☒ Additional pages attached	
PROPOSED WORK: <u>Adjust property lines of abutting parcels that my wife and I own. The zoning of abutting parcels are not the same. will require a comprehensive plan land use map amendment.</u> <u>See Attached</u>	
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: <u>TOM + LAURA SKILLINGS</u>	MAILING ADDRESS: <u>8737 FERNWOOD ST. NE</u>
CITY, STATE, ZIP: <u>OLYMPIA, WA. 98516</u>	PHONE #: <u>360 789-7550</u>
FAX #:	EMAIL ADDRESS: <u>TSKILLINGS@SKILLINGS.COM</u>
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☒ Same as property owner ☐ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:

ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according the City's critical areas regulations.
	I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
	I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.

Signature required on next page.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: Thomas E. Skillings Date: 3/28/2020

Printed Name: Thomas E. Skillings

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~SKAGIT~~ THURSTON

I certify that I know or have satisfactory evidence that THOMAS E. SKILLINGS is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as the free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 30th day of March, 2020



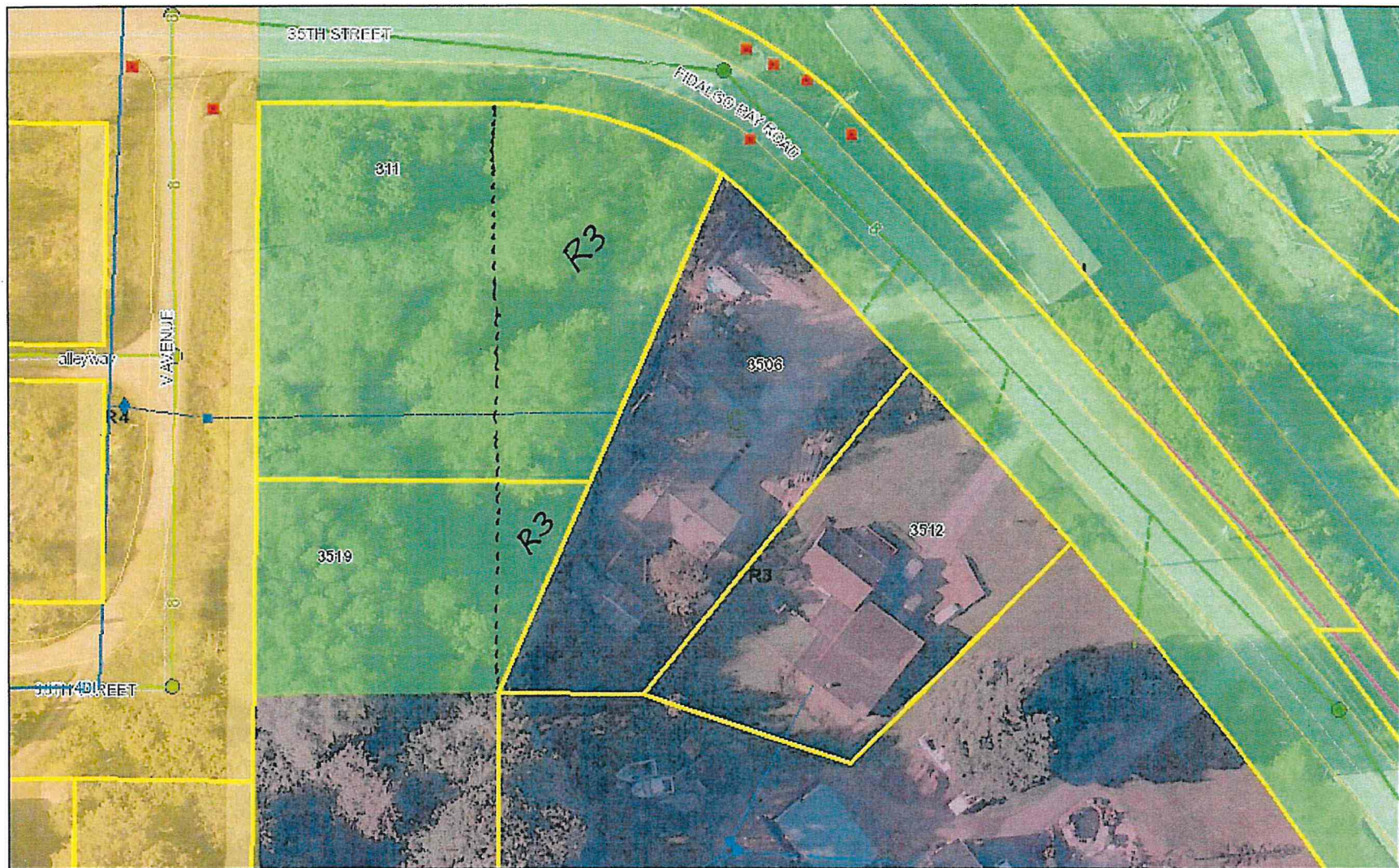
Gloria B. Walkley
Notary Public

Residing at Olympia

My appointment expires 6-21-23

Anacortes Everything Map-Planning/Building

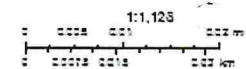
EXHIBIT # 1



March 13, 2020



City of Anacortes



- | | | | | |
|----------------------|------------|----------|-----------------|----------------|
| County_Parcel Yellow | Blow Offs | Valves | Mains | County Streets |
| Cathodic | Meters | Drains | Abandoned | Addresses |
| Hydrants | Rectifiers | Laterals | Street Segments | Signs |

City of Anacortes
 Received by PCED
 Date: March 31, 2020

Additional information for Master Land Use Permit Application for a Boundary Line Adjustment, (BLA) and a Comprehensive Plan/Map Amendment Request.

Pursuant to 19.16.040, Petitions:

A. Types of Petitions. A petition is one or more of the following types:

2. An amendment to the comprehensive plan land use map (which require a simultaneous rezone).

We are not requesting a rezone. The proposed Boundary Line Adjustment will move a lot line of an R-3 zoned lot over a portion of a lot zoned Industrial, "I". This map amendment would move the zoning to coincide with the new property line. It does not change the existing underlying zoning of any of the lots.

D Contents of the Petition:

1, A description of what is being proposed:

My wife and I own the impacted parcels that are subject to this request. We have recently built a new home at 3506 Fidalgo Bay Road, Parcel No. P33062. The existing zoning for our lot is Residential Medium Density (R-3). (see attached "Anacortes Everything Map-Planning/Building" Exhibit #1).

We also own parcel 311 35th Street, Parcel No. P33059. The existing zoning is Industrial (I); and parcel 3519 V Avenue, Parcel No P33058. The existing zoning of this lot is split, part of the lot is zoned Industrial and the remainder is zoned Residential Medium Density R-3.

We would like to make a boundary line adjustment to provide additional area for our residential where we have built our new home. As you can see from the attached survey map and Exhibit #1, the new west boundary line would run parallel to the V Avenue right of way. We are requesting the R-3 zone be extended to the new property line as shown on Exhibit #1.

We do not have any planned or proposed development as a result of this proposed map amendment. Moving the west boundary line away from our new home provides us more space and side-yard setback round our home. We built our new how in the same location as the old house. The side yard setback to the industrial lot next door is in too close proximity to our residential home.

2, A statement of anticipated impacts caused by the change:

The zoning boundary change will not impact future usability of any of the parcels. The remaining area on the industrial zoned lot is still adequate. As mentioned, we have no land use action proposed as a result of this zone boundary change. The sole purpose of this change in the zone boundary request is in response to moving the lot line between a R-3 zoned lot and a Industrial zoned lot. This zone boundary change does not impact any other lots or geographic areas. No issues are anticipated as a result of this zoning boundary modification.

Tom and Laura Skillings
3506 Fidalgo Bay Road

Request for Comp Plan Map Amendment
March 30, 2020

3, A demonstration of why the proposal is needed:

We are requesting a Boundary Line Adjustment. The adjacent lots have different zoning. The zone boundary needs to be changed and the comprehensive zoning map needs to be changed so the new lot line becomes the new zone boundary. (See Exhibit 1)

4, A statement of how is the proposed plan/map amendment consistent with the comprehensive plan's goals and visions.

Pursuant to the requested Boundary Line Adjustment, this proposed map amendment would move the existing R-3 zone boundary to coincide with the newly adjusted lot line between the lot designated as Residential R-3 and the lot designated as Industrial "I". The proposed revised boundary would be consistent with the existing Comprehensive Plan because it does not change the respective lot's zoning designation. The parcel No. P33062 would remain R-3 and the parcels No. P33058 and P33059 would maintain their existing zoning. (see exhibit #1) The map change would move the zoning boundary to coincide with the new lot line. Therefore, the proposed change would remain consistent with the existing Comprehensive Plan's vision and goals.

E. A petition for a ... amendment of the Comprehensive Plan map must also include a detailed description of how the map amendment complies with:

1, The land use designation criteria in the comprehensive plan

This request for a map amendment does not change the underlying zoning. The parcel is currently zoned industrial, only the lot boundary is being changed when the requested BLA is approved. Therefore, the requested map amendment, (moving the zone boundary line to coincide with the new lot line, fits the criteria listed below for the existing industrial lot and the R-3 designated zone are still consistent with the City's Comprehensive Plan.

Industrial (I).

1. 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.

2. Use of this zone is appropriate for areas designated industrial in the comprehensive plan.

2, Approval criteria for map amendments and rezones.

19.16.080 This section of the code states in part, the proposed map amendments must meet the following for consideration:

e. Consistency of the proposal with the comprehensive plan;

This map amendment is consistent with the comprehensive plan. After the map amendment, the existing lots will have the same exact zoning as currently designated on the

Comprehensive Plan zoning map. Only the boundary line will move to match the property line adjustment pursuant to the proposed BLA.

f. For proposed comprehensive plan map changes, whether the proposal is justified by changed or changing conditions, whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and whether the proposal will be compatible with neighboring properties and not adversely affect the value of those properties.

This proposed map amendment does not create a new zone designation for the existing lot. It does not create an isolated land use designation or spot zone. It is consistent with the existing Comprehensive plan.

Respectfully Submitted

Tom and Laura Skillings
Tskillings@skillings.com
(360) 789-7550



SEPA ENVIRONMENTAL CHECKLIST- PART D – FOR NON-PROJECT ACTIONS

City of Anacortes

Received by PCED

Date: March 31, 2020

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
The proposal is a Boundary Line Adjustment only. No land use action is proposed, no construction is proposed and therefore there will not be an increase in the discharge to water, or emissions to the air, or release of toxic discharges, or increased noise.

Proposed measures to avoid or reduce such increases are:

N/A No project is proposed

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No land use change is proposed as part of this request and therefore there will not be any effect on plants, fish or marine life

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None: No land use action is proposed as part of the BLA application and resultant Comp Plan Map amendment

3. How would the proposal be likely to deplete energy or natural resources?

N/A No project is proposed

Proposed measures to protect or conserve energy and natural resources are:

N/A No project is proposed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A No project is proposed

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A, no project is proposed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A No project is proposed

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A No project is proposed

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A No project is proposed

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None that we are aware of.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) The project is a Boundary Line Adjustment, (BLA) to adjust the
The project is a Boundary Line Adjustment, (BLA) to adjust the boundary line between the lots that we own, resulting in requirement of a Comprehensive Plan Map Amendment.
2. Name of applicant: [\[help\]](#) Tom and Laura Skillings
3. Address and phone number of applicant and contact person: [\[help\]](#)
8737 Fernwood St. NE, Olympia, 98516
(360) 789-7550
4. Date checklist prepared: [\[help\]](#)
March 31, 2020
5. Agency requesting checklist: [\[help\]](#)
City of Anacortes
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
As soon as the City will approve the BLA and the map amendment. There is no other action proposed.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
None at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
None that we are aware of.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Approval of the BLA
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
We are proposing an adjustment of the property line between our residential lot and our abutting lots that are Industrial. No other land use action is proposed at this time.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The impacted lots include 3506 Fidalgo Bay Road, Parcel P33062; 311 35th Street, Parcel P33059 and 3519 V Avenue, Parcel 33058, all situated in Section 30, T 35, R 2E
See associated Master Land Use Permit Application for the BLA

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other The site grade varies from nearly flat adjacent to 35th increasing to approximately 10% grade to the south.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope is approximately 10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soils vary from organic clayey sand to black loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No land use change is proposed as part of this request.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No land use change is proposed as part of this request.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

No land use change is proposed as part of this request.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No land use change is proposed as part of this request.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

No land use change is proposed as part of this request.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No land use change is proposed as part of this request.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No land use change is proposed as part of this request.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No land use change is proposed as part of this request.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

No land use change is proposed as part of this request.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No land use change is proposed as part of this request.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs ☒

☐ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
 ____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

No land use change is proposed as part of this request.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we are aware of.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No land use change is proposed as part of this request.

- e. List all noxious weeds and invasive species known to be on or near the site.

None that we are aware of.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Eagle, songbirds, heron

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we are aware of.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not that we are aware of

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No land use change is proposed as part of this request.

- e. List any invasive animal species known to be on or near the site.

None that we are aware of.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No land use change is proposed as part of this request.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

None that we are aware of.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None that we are aware of.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None that we are aware of.

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No land use change is proposed as part of this request.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

No land use change is proposed as part of this request.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Currently vacant land 3506 is our residential home, the other lots are vacant. No impact to adjacent lots

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

No land use change is proposed as part of this request.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

P33062 R-3; P33058 "I"; P33059 "I" and R-3

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

P33062 R-3; P33058 "I"; P33059 "I" and R-3

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not sure its applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) Potentially steep slope

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

- j. Approximately how many people would the completed project displace? [\[help\]](#)

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal does not change any designation. It only moves the boundary a few feet per the BLA

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No land use change is proposed as part of this request.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No land use change is proposed as part of this request.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, no project

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Tommy Thompson Trail, access to Fidalgo Bay

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A, no project is proposed

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A, no project is proposed

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
No land use change is proposed as part of this request. No new access to Fidualgo Bay Road or to 35th Street, or to V Avenue

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A No project is proposed

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) N/A
N/A No project is proposed
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) No
N/A, no project is proposed

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
N/A

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
None

C. SIGNATURE [\[HELP\]](#)

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: 

Name of signee Thomas E. Skillings

Position and Agency/Organization Property owner

Date Submitted: March 31, 2020



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984

City of Anacortes

Received by PCED

Date: March 31, 2020

COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

SUBMITTAL REQUIREMENTS

Applicant Checklist	Submittal Requirement Checklist See AMC Ch. 19.16 Legislative Actions for complete requirements.	Office Use Only
	Application form (attached)	
	Petition narrative (attached)	
	SEPA Checklist , including Part D for Non-Project Actions	
	Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site	
Required Number of Copies and Plan Size 3 paper copies of each item above Digital copy of the application and all submitted materials (flash drive or to pced@cityofanacortes.org)		Application Fee See the Land Use Application Fee Schedule (There is no fee for policy/text amendment petitions)

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process. Contact Libby Grage, Planning Manager, at 360-299-1986 or libbyb@cityofanacortes.org with questions about this application form or process.

APPLICATION INFORMATION

TYPE OF AMENDMENT REQUESTED		
☒ Comprehensive Plan Policies	☐ Comprehensive Plan Land Use Map	☐ Development Regulations
AMENDMENT REQUEST INFO		
AMENDMENT NAME/TITLE: Toward Zero Waste Policy		
APPLICANT INFORMATION		
NAME: Ryan Walters	MAILING ADDRESS: PO Box 547 Anacortes WA 98221	
PHONE: 360-610-7770	EMAIL ADDRESS: ryanw@cityofanacortes.org	
NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:		
MAP AMENDMENT REQUESTS ONLY (only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment)		
SITE ADDRESS (if applicable):		
PARCEL NUMBER(S) (if applicable):	SECTION, TOWNSHIP, & RANGE	
LEGAL DESCRIPTION:	PRESENT LAND USE DESIGNATION:	
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached		
PROPERTY OWNER NAME:	MAILING ADDRESS:	
EMAIL ADDRESS:	PHONE #:	
OWNER'S AUTHORIZED AGENT/CONTACT:		
PROPERTY OWNER NAME:	MAILING ADDRESS:	
EMAIL ADDRESS:	PHONE #:	

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

Printed Name:

PETITION NARRATIVE

For all types of amendment requests:

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

A. Detailed statement of what is proposed to be changed and why.

Add new Goal U-9. Toward Zero Waste. Increase recycling and composting to 65% of the municipal solid waste stream.

--Add new Policy U-9.1. Provide weekly curbside food waste collection including small containers for residents that do not require yard waste bins.

--Add new Policy U-9.2. Facilitate or require multi-family dwellings to offer food waste collection.

--Add new Policy U-9.3. Perform a waste characterization study and analyze results to identify waste stream components that can be targeted for reduction through producer responsibility or consumer education.

--Add new Policy U-9.4. Construct solid waste rate schedules to incentivize increased diversion or reduced frequency of pickup.

--Add new Policy U-9.5. When it becomes feasible, reduce garbage collection frequency to reduce trips, personnel costs, and greenhouse gas emissions.

B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

As policy/goal language, these amendments will provide targets for staff to work toward as we update rate schedules and look to sign our next recycling and yard waste contract. The entire City of Anacortes incorporated area will be affected.

C. Demonstration of why the proposal is needed.

Skagit County's Solid Waste Management Plan, adopted by all the cities including Anacortes, sets a goal for recycling and composting of 65%.

This proposed new goal and policies will help us move toward that 65% goal and achieve "Scenario C" in the FCS Group presentation reviewed by City Council on November 18, 2019 (https://anacortes.granicus.com/MetaViewer.php?view_id=2&clip_id=477&meta_id=25095). Scenario C would allow the City to reduce solid waste costs to residents and reduce frequency of service and trips.

Scenario C would save, at the present time, \$3.24 per customer.

D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.

This proposal supports Goal EC-1, Environmental protection. "Serve as a leader in environmental stewardship of the natural environment for current and future generations."

This proposal also supports Goal EC-13, Climate Change. "Anacortes should be a regional leader in mitigating and adapting to climate change."

This proposal also strongly supports the "Pursue Environmental Sustainability" value statement on page I-9 of the plan by reducing the quantity of waste, especially methane-generating food waste, that travels to a landfill, and by reducing the number of solid waste truck trips. It also reduces solid waste service costs to residents.

E. **For map amendments only:** Description of how the map amendment complies with:

1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.



City of Anacortes
Received by PCED
Date: March 31, 2020

SEPA ENVIRONMENTAL CHECKLIST- PART D – FOR NON-PROJECT ACTIONS

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is structured to reduce discharges of solid waste and greenhouse gases associated with solid waste truck trips.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Reduction in non-recyclable or compostable solid waste, and reduction in solid waste truck trips, will positively affect plant, animal, fish, and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Reduction in non-recyclable and non-compostable solid waste will CONSERVE natural resources.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will not affect such areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect such areas.

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will REDUCE solid waste truck trips when fully implemented.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal is consistent with the adopted Skagit County Comprehensive Solid Waste Management Plan 2018-2023.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Toward Zero Waste Policy
2. Name of applicant: [\[help\]](#)
Ryan Walters
3. Address and phone number of applicant and contact person: [\[help\]](#)
PO Box 547, Anacortes WA 98221
4. Date checklist prepared: [\[help\]](#)
3/31/2020
5. Agency requesting checklist: [\[help\]](#)
Ryan Walters
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption during 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
**Skagit County Comprehensive Solid Waste Management Plan, 2018-2023
FCS Group Presentation to Anacortes City Council, November 18, 2019**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
n/a
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
**Adoption as part of the Anacortes
Comprehensive Plan**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
See attached petition.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposal supports the entirety of the City of Anacortes corporate limits.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#) Excluded as not meaningfully contributing to analysis of the proposal.

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

3. Water

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. **Plants** [\[help\]](#)a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
- e. List all noxious weeds and invasive species known to be on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
- e. List any invasive animal species known to be on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
- 1) Describe any known or possible contamination at the site from present or past uses.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

c. Describe any structures on the site. [\[help\]](#)

d. Will any structures be demolished? If so, what? [\[help\]](#)

e. What is the current zoning classification of the site? [\[help\]](#)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

j. Approximately how many people would the completed project displace? [\[help\]](#)

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
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14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

C. SIGNATURE [\[HELP\]](#)

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: 

Name of signer Ryan Walters

Position and Agency/Organization Anacortes City Councilmember

Date Submitted: 3/31/2020



City of Anacortes

City of Anacortes
Received by PCED
Date: March 31, 2020



Financial Review of Every Other Week (EOW) Solid Waste Collection

Matt Hobson, Project Manager
November 18, 2019



Agenda

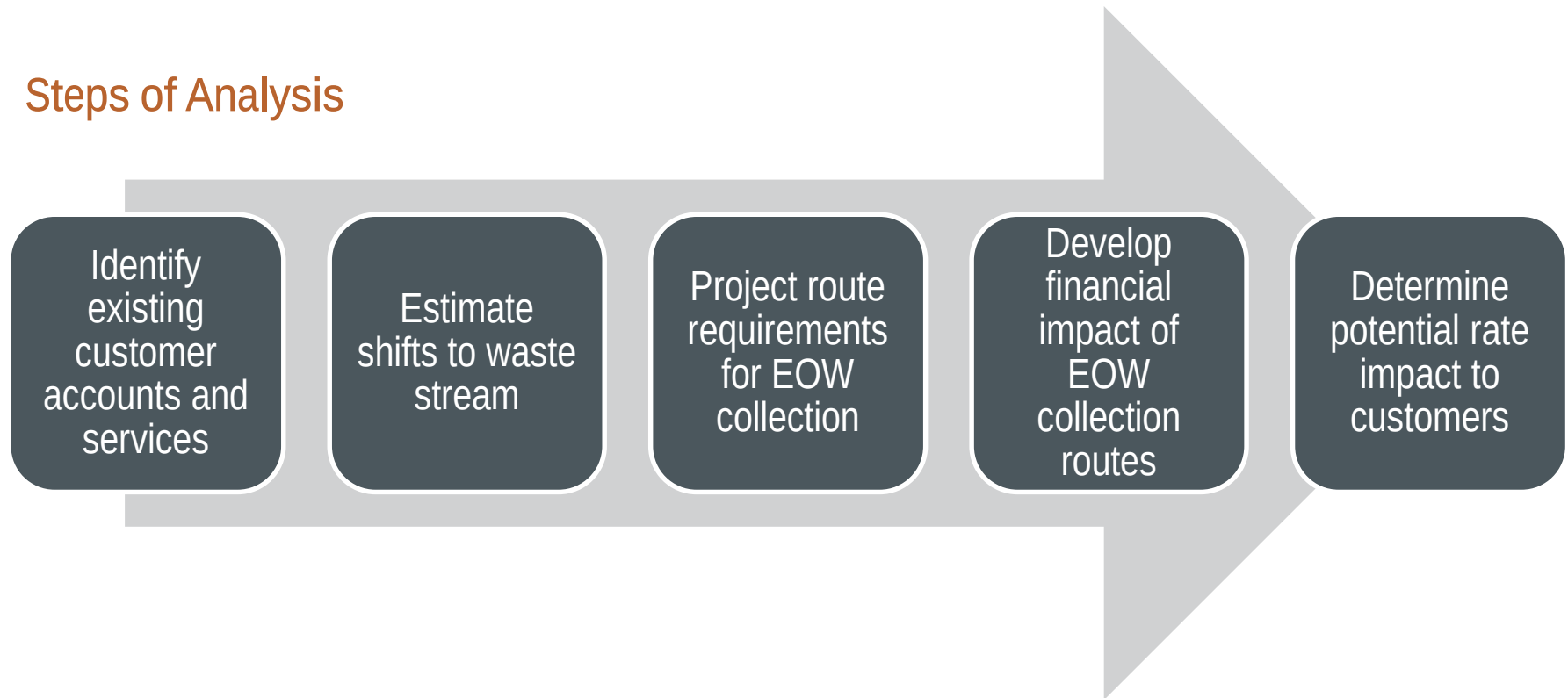
- ◆ Scope and background
- ◆ Existing service
- ◆ Every other week (EOW) collection service
 - Customer impacts and waste generation
 - Direct operating costs
 - Scenarios considered
 - Estimated financial impacts
- ◆ Other considerations



Scope of Work

Question: What are the potential impacts of transitioning residential customers to every other week collection of solid waste?

Steps of Analysis





Background

- ◆ Relatively few cities offer EOW collection as the standard service for garbage collection
- ◆ Examples of cities with EOW service: Olympia (WA), Port Angeles (WA), Renton (WA), Tacoma (WA), and Portland (OR)

Potential benefits of EOW service

Financial savings

Operational efficiencies

Increased recycling & composting

Greenhouse gas reduction

Potential costs of EOW service

Reduced service level

Customer outreach and education

Changes to service contracts

Purchase of larger containers

Key Question: Do the financial savings of EOW collection outweigh the reduced service level?



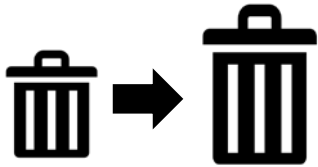
Existing Residential Service

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
	  					
3	4	5	6	7	8	9
	  					
10	11	12	13	14	15	16
	  					
17	18	19	20	21	22	23
	  					
24	25	26	27	28 Thanksgiving	29	30
	  					

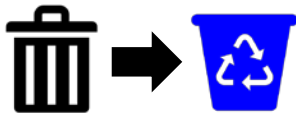


EOW Collection: Customer Response

- ◆ How might customers respond to EOW garbage service?



- Increased container size



- Waste diversion: more recycling



- More customers subscribe to compost service



Direct Residential Solid Waste Costs

Cost Category	Components
Equipment costs	Fuel, repair & maintenance, truck replacement
Personnel costs	Crew salaries and benefits
Supply costs	Outreach and education materials
Cart costs	Upsized garbage carts, new compost carts
Disposal costs	Skagit County disposal rate and solid waste tonnage
Recycling costs	Rate revenue less Waste Management contract rate
Compost costs	Rate revenue less Waste Management contract rate



Scenarios Considered

Waste Stream	Scenario A: Pessimistic	Scenario B: Expected*	Scenario C: Optimistic
Garbage 	100% of customers increase can size	5-11% of customers increase can size	-----
Recycling 	-----	+4% diverted tons	+4% diverted tons
Compost 	-----	-----	+1,950 new customers (80% subscription rate)

*Scenario B is based on the results of the 2013 City of Seattle Public Utilities (SPU) "One Less Truck Pilot Project" that implemented EOW garbage collection for approximately 800 households over a 6-month pilot period.

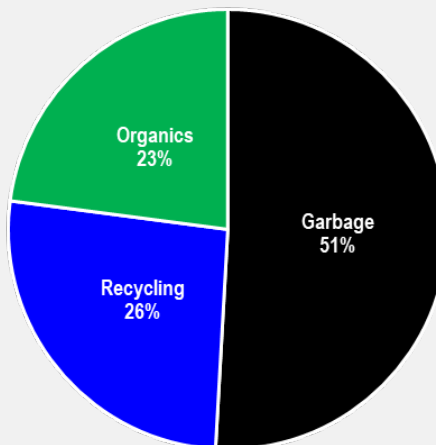
\$10.21

Monthly Direct Cost
per Customer

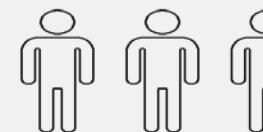
\$894,400

Total Direct Costs

Distribution of Annual Tonnage



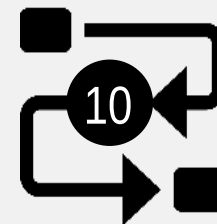
7,937
garbage
containers



2.5 crews



2.5 trucks



10 routes per week



Scenario A: Pessimistic

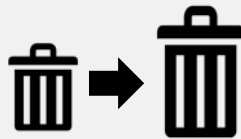
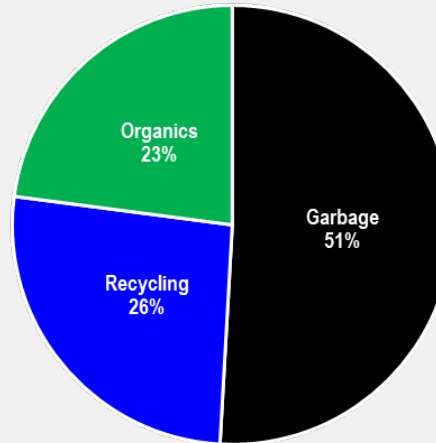
\$9.96

Monthly Direct Cost
per Customer

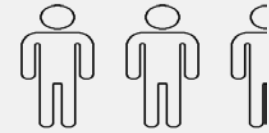
\$872,200

Total Direct Costs

Distribution of Annual Tonnage



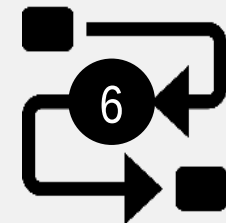
7,297
customers
upsized
garbage cart



2.5 crews



2.5 trucks



6 routes per week



Scenario B: Expected

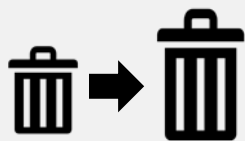
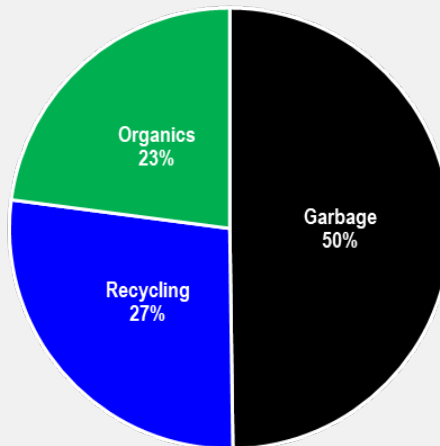
\$9.66

Monthly Direct Cost
per Customer

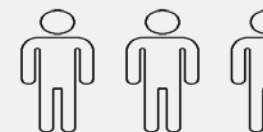
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Total Direct Costs

Distribution of Annual Tonnage



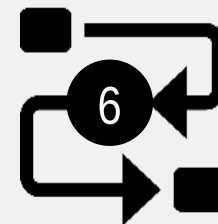
736
customers
upsized
garbage cart



2.5 crews



2.5 trucks



6 routes per week

Scenario C: Optimistic

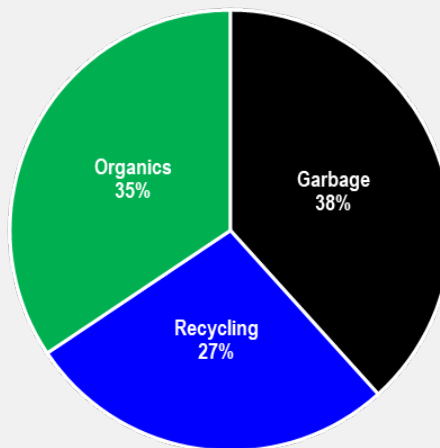
\$6.98

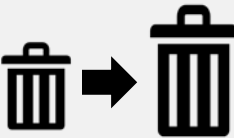
Monthly Direct Cost
per Customer

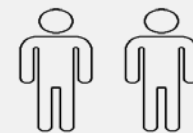
\$610,800

Total Direct Costs

Distribution of Annual Tonnage



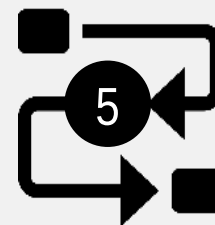
 0
customers
upsized
garbage cart



2.0 crews



2.0 trucks



5 routes per week



EOW Garbage Collection: Estimated Monthly Cost Savings per Customer



*Note: Represents monthly cost savings per customer for garbage service; this scenario assumes that 1,950 customers would subscribe to organics service. These customers would also pay an organics service rate (\$13.76 per month as of January 1, 2019).



Existing Residential Service

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
	  					
3	4	5	6	7	8	9
	  					
10	11	12	13	14	15	16
	  					
17	18	19	20	21	22	23
	  					
24	25	26	27	28 Thanksgiving	29	30
	  					



Every-Other-Week Residential Service

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
	  					
3	4	5	6	7	8	9
	 					
10	11	12	13	14	15	16
	  					
17	18	19	20	21	22	23
	 					
24	25	26	27	28 Thanksgiving	29	30
	  					



What about Holidays? Next Day Pick-up

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	  				1	2
3	4  	5	6	7	8	9
10	11 Veterans' Day	12   	13	14	15	16
17	18  	19	20	21	22	23
24	25   	26	27	28 Thanksgiving	29	30



What about Holidays? Skip it

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	  				1	2
3	4  	5	6	7	8	9
10	11 Veterans' Day	12  	13	14	15	16
17	18  	19	20	21	22	23
24	25   	26	27	28 Thanksgiving	29	30



Other Considerations

- ◆ Skagit County Code 12.16.150 (4): Garbage shall be removed from the premises at least once every fourteen days or more often if a nuisance develops.
- ◆ Reports from other communities with EOW collection suggest that odor and pest issues are uncommon
- ◆ Customer outreach material includes tips to minimize odors
 - Use plastic bags to contain garbage
 - Keep garbage lid closed
 - Dispose of food waste in organics container (weekly service)



Summary

- ◆ We expect monthly cost savings of \$0.25 to \$0.56 per customer from EOW collection service
 - Economies of scale realized from EOW collection more pronounced in larger service areas; City serves all residential customers with two trucks
 - Projected EOW garbage scenarios require same trucks and crews as existing service level
 - Significant increases to organics collection service, waste stream diversion, and customer outreach necessary to reduce equipment needs
- ◆ We would also expect a rate increase to customers that subscribe to organics service as a result of EOW garbage collection
- ◆ Modeled financial results relatively consistent with City of Seattle 2013 pilot project results

Matt Hobson
Project Manager
matthewh@fcsgroup.com

Contact FCS GROUP:
(425) 867-1802 ext 241
www.fcsgroup.com



Notice of Availability

Including written comment period, public hearing date, and environmental determination.

Publish Date:	March 30, 2022
Proposal Name:	City of Anacortes 2021 Docket of Proposed Comprehensive Plan and Development Regulation Amendments
Documents Available at:	https://www.anacorteswa.gov/1321/Comprehensive-Plan-Amendments
Lead Agency:	City of Anacortes Planning, Community & Economic Development Department
Contact Person:	Libby Grage, Planning Manager
SEPA Responsible Official:	Don Measamer, Director
Public Hearing Body:	Anacortes Planning Commission
Public Hearing Date:	Wednesday, April 20, 2022, at 6:00 PM
Written Comment Deadline:	Friday, April 22, 2022, at 5:00 PM

Proposal Description

The Growth Management Act provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation” (RCW 36.70A.130(1)(a)) and requires Anacortes to periodically accept petitions for amendments or revisions to the Comprehensive Plan policies, future land use map, and development regulations. Anacortes implements this requirement through Anacortes Municipal Code (AMC) Chapter 19.16, Legislative Actions, which describes the process for annual amendments.

The 2021 Docket, established by City Council [Resolution 3042](#), consists of amendments to the Anacortes Comprehensive Plan and Development Regulations as summarized below:

Public Proposals

- P1. Amend Comprehensive Plan Goal H-1 of the Housing Element to add two new policies regarding the regulation of short-term rentals.

- P2. Skillings Future Land Use Map Amendment. Amend the Comprehensive Plan future land use map to change the designation of a portion of P33058 & P33059 (southeast corner of 35th St. & V Ave. intersection) from Industrial to Residential Medium Density.
- P3. Toward Zero Waste Policy. Amend the Comprehensive Plan Utilities Element to add a new goal to increase recycling and composting to 65% of the municipal solid waste stream, and related policies.

City-Initiated Proposals

- C1. Amend Comprehensive Plan Introduction Section, to remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates.
- C2. Amend *Anacortes Municipal Code (AMC) 19.20.070 Vesting*, to clarify vesting provisions for land use permit applications.
- C3. Amend *AMC 19.22 Concurrency*, to add language regarding Director establishment of a concurrency facilities review and monitoring program; add application requirements and review fee language.
- C4. Amend the *AMC 19.43.020.B Adult Family Home* definition, to reflect changes to RCW 70.128.010 which allows provision of services to up to 8 adults upon approval by DSHS.
- C5. Amend *AMC 19.52 Public Street Design*, to update terminology used for on-street parking facilities.
- C6. Amend *AMC 19.52.040.A.2 Modified and Special Standards*, to clarify process for adoption of special standards for a street or neighborhood.
- C7. Amend *AMC Table 19.52.040.E Lane Design Standards*, to add requirements for integration of guest parking when a “Lane” street is developed.
- C8. Amend *AMC 19.52.080 Street Names and Signage*, to allow the Fire Marshall or Public Works Director to require that No-Parking signage or other curb/pavement markings be installed as part of new street development in certain circumstances.
- C9. Amend *AMC 19.53.030.B Driveway Location*, to clarify what is meant by “Lowest volume street” and clarify alley access and driveway relocation requirements.
- C10. Amend *AMC 19.66 Fences*, to specify when a fence permit is required and other minor clarifying amendments.
- C11. Amend *AMC 19.67 Signs*, to fix incorrect cross references and typos. Address potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right of way and clarify placement standards.

More information and public comments are available at the website listed above.

SEPA Threshold Determination

The City of Anacortes has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a

completed environmental checklist and other information on file with the lead agency and is available upon request.

The threshold determination is issued under a separate cover, available on the website and the address above. The City of Anacortes will not act on this proposal during the comment period. Written comments regarding the Determination of Nonsignificance must be submitted by the deadline above and in the same manner as other comments. Appeals of this environmental determination may be made per the procedures outlined in AMC Ch. 18.04 and Ch. 19.20 by April 22, 2022, at 5:00 PM. Additional information regarding the appeal process may be obtained from the City of Anacortes PCED Department, 360-299-1984.

How to Comment

Comments are accepted via email, paper, or verbally. All written comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the proposal name ("2021 Docket of Comprehensive Plan and Development Regulation Amendments").

Email comments are preferred and must be sent to libbyb@cityofanacortes.org. Please include your comments in the body of your email message rather than as attachments.

Paper comments may be mailed or delivered to:

City of Anacortes
Planning, Community & Economic Development Department
ATTN: Libby Grage
P.O. Box 547 / 904 6th St.
Anacortes, WA 98221

Verbal comments may be made at the Public Hearing. The public hearing will be held as hybrid meeting, with virtual and in-person attendance options. Virtual meeting access and participation information can be found here:

<https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>

Resolution No. 3042

A Resolution establishing the 2021 Docket of Comprehensive Plan and Development Regulation Amendments

Whereas under RCW 36.70A.130(2)(a), updates, proposed amendments, or revisions to the Comprehensive Plan are considered by the City no more frequently than once every year;

Whereas, under AMC 19.16.030(B), the City of Anacortes may accept petitions for development regulation amendments as part of the annual docketing process, or may itself initiate the process of adopting or amending development regulations at any time;

Whereas under AMC 19.16.040(B), the City of Anacortes accepted proposals for amendments to the Comprehensive Plan and/or development regulations through the last business day in March;

Whereas petitions received for the 2020 Docket that were not previously considered for docketing are included for consideration in the 2021 Docket;

Whereas the Planning, Community & Economic Development Department published notice of the public hearing on June 9, 2021 and accepted written comment through June 30, 2021;

Whereas the City Council held a public hearing on the proposals on June 28, 2021;

Whereas amendment proposals placed on the docket will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the City Council; however, placing a proposal on the docket does not imply its ultimate approval;

Whereas on July 12, 2021, the City Council deliberated on the proposals, including public comments received, and made a motion to include all the proposals for amendments to the Comprehensive Plan and Development Regulations.

Now, therefore it is hereby resolved by the Anacortes City Council that the 2021 Docket of Comprehensive Plan and Development Regulation Amendments is hereby adopted and attached as Exhibit A.

PASSED and APPROVED on this 12th day of July 2021.

CITY OF ANACORTES

By Laurie Gere

Laurie Gere, Mayor

ATTEST:

Ste D H L O

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

Darcy Swetnam

Darcy Swetnam, WSBA #40530
City Attorney

Resolution No. 3042
July 12, 2021

Exhibit A

2021 Docket of Proposed Comprehensive Plan and Development Regulation Amendments

Public Proposals			
Number	Title/Applicant	Summary	Action Taken
Comprehensive Plan			
P1	Promoting Neighborhoods & Affordable Housing, Evergreen Islands	Add 2 new policies to the Goal H-1 of the Housing Element relating to regulation of short-term rentals.	Include
P2	Skillings Future Land Use Map Amendment, Thomas Skillings	Change the future land use map designation of a portion of P33058 & P33059 (southeast corner of 35 th & V intersection) from Industrial to Residential Medium Density	Include
P3	Toward Zero Waste Policy, Ryan Walters	Adds a new goal and related policies to increase recycling and composting to 65% of the municipal solid waste stream	Include
City Initiated Proposals			
Number	Section	Summary	Action Taken
Comprehensive Plan			
C1	Introduction Section; Page I-12, "Other Plans"	Remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates	Include
Development Regulations			
C2	AMC 19.20.070 - Vesting	Revise vesting language to clarify that approval of certain application types (that are not building permits or land divisions) does not provide vested rights for subsequent building permit applications.	Include
C3	AMC Ch. 19.22 Concurrency	New section - Re-insert language (omitted in 2019 update) regarding Director establishment of a concurrency facilities review program to monitor capacity on concurrency facilities and assess the cumulative impact of forecasts of approved development upon capacity and anticipated levels of service. AMC 19.22.050 - Concurrency Test – Add application requirements and review fee language.	Include
C4	AMC 19.43.020.B -Adult Family Home Definition	Update to reflect recent changes to <u>RCW 70.128.010</u> , which allows provision of services to up to 8 adults upon approval by DSHS	Include

C5	AMC Ch. 19.52 – Public Street Design	Generally – consider changing terminology for ‘parking lane’ to ‘parking pocket’, where appropriate, to better convey comprehensive plan policies for new street design that minimizes impervious surfaces. The new street parking philosophy is less linear (lane) and more sectional (pockets).	Include
C6	AMC 19.52.040.A.2 – Modified and Special Standards	There are several areas in the city for which the Public Works Department has developed special design standards for a street or neighborhood; however, some of these have not been formally adopted by Council. These standards should be adopted formally by council and added to the Public Works Engineering Design Standards	Include
C7	AMC Table 19.52.040.E – Lane Design Standards	Add note about integration of guest parking to the Lane street standard, similar to the note in the Local Access standard (Table 19.52.040.A).	Include
C8	AMC Ch. 19.52.080 – Street Names and Signage	Add provision allowing the Fire Marshal or PW Director to require installation of No-Parking signage or other curb/pavement markings when a development contains a street with insufficient pavement width to allow for simultaneous on-street parking and emergency vehicle access.	Include
C9	AMC 19.53.030.B Driveway location	Subsection B.2. “Lowest volume street” needs to be defined or consider changing to “Lowest order functional classification” or similar. Subsection B.3. The conditions identified in (a) and (b) need further clarification to assist in application, including defining the ‘functional capacity’ for an alley. In this section or elsewhere, provide better guidance for determining when development /redevelopment will require relocation to the alley of an existing driveway/access onto a city street.	Include
C10	AMC 19.66 Fences	Clarify when a fence permit is required Identify parameters for what constitutes repair and maintenance of existing nonconforming fences.	Include
C11	AMC Ch. 19.67 Signs	Table 19.67.060, Projecting Sign maximum sign area - Update incorrect cross reference - The reference to 19.67.080(B)(1) should be 19.67.090(B)(1). Fix potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right-of-way (AMC 19.67.110.C.2 and Table 19.67.110.F) and clarify placement standards.	Include

Certificate Of Completion

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Status: Completed

Subject: SIGNATURE REQUIRED: Approved Resolution 3042

Source Envelope:

Document Pages: 3

Signatures: 3

Envelope Originator:

Certificate Pages: 5

Initials: 0

City Clerk

AutoNav: Enabled

PO Box 547

Enveloped Stamping: Enabled

904 6th St

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Anacortes, WA 98221

cityclerk@cityofanacortes.org

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Record Tracking

Status: Original

Holder: City Clerk

Location: DocuSign

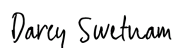
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cityclerk@cityofanacortes.org

Signer Events**Signature****Timestamp**

Darcy Swetnam

darcys@cityofanacortes.org

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Steve Hoglund

steveh@cityofanacortes.org

City Clerk/Treasurer

City of Anacortes

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Laurie Gere

laurieg@cityofanacortes.org

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Completed	Security Checked	7/13/2021 9:15:35 AM
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Electronic Record and Signature Disclosure		

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PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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