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- The public may also watch or listen to the meeting live by visiting <https://us02web.zoom.us/j/84685300609>.
- Listen to the meeting by phone (if one number does not work, please try the other number): 1-253-215-8782 and enter Meeting ID 846 8530 0609 or 872-240-3412, Access Code: 261-991-485
- 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.
- Complete guidelines for virtual participation in Anacortes Planning Commission meetings are available [here](#) (page 2). View the quick video example for connecting to the meeting [here](#).

ANACORTES PLANNING COMMISSION

June 22, 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 of May 25, 2022
- C. Correspondence**
- D. New Business**
 - 1) Daycare II in the R4 Use Zone as a permitted Use
- E. Old Business**

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Planning Commission Public Hearing Minutes for May 25, 2022

This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Commission Chair MacKenzie called the Public Hearing of May 25, 2022, to order at 6 pm.

Roll Call:

Members Present: Commissioners Gary Molyneaux, Frank Jeretzky, Linda Martin, Ward MacKenzie, Jack Curtis, and Sarah Ruether

Members Absent: Jeff Graf

Staff Present: Don Measamer, Dave Oicles, Diane Hennebert

Minutes: The minutes from April 6, 13, and 20, 2022 were approved as presented.

Correspondence: None

Old Business: None

New Business: **Ordinance 4023: Amendment to Chapter 18.30 Illicit Discharges and Connections to the Stormwater Drainage System.**

City Staff member Diane Hennebert, Stormwater Program Manager, gave a presentation on this amendment, defining stormwater, water pollution, and proposed a Source Control Program to help prevent illicit discharges and water pollution. Hennebert discussed the program basics and best management practices for local businesses. For more information on this amendment proposal, see: <https://www.anacorteswa.gov/1443/source-control-program>

Commissioners followed up with questions on the proposal. Commission Chair MacKenzie opened the public hearing to public comments at 6:14pm, but no public were present. The floor was closed to public comment at 6:14pm. Chair MacKenzie made a motion to “recommend to City Council the proposal as presented but to include the correction Commissioner Martin addressed”. Commissioner Curtis seconded the motion. Commissioners voted 6-0 to approve the motion, with one Commissioner absent. Motion carried.

With no further discussion, Chair MacKenzie concluded the meeting at 6:17pm.



Planning Commission Agenda Bill

Meeting Date: June 22, 2022

Agenda Item: D.1.

Subject: Daycare II in the R4 Use Zone as a permitted Use

Staff Contact: DON MEASAMER

Approved for Submittal to Commission by

DON MEASAMER

LIBBY GRAGE

Action Type

Discussion

Summary Statement: The City Council adopted Interim Ordinance 3091 July 12, 2021 allowing for Daycare II (Daycare II is defined as a Daycare with more than 12 Adults or Children in a 24 hour period, AMC 19.44.010 (B)) a Permitted Use in the R4 Use Zone (rather than requiring a CUP, AMC Table 19.44.040). The Interim Regulations and Work Plan were extended by Ordinance 4008 and Resolution 3072. A community survey was conducted from April 6 through April 20 with results included in the attached PowerPoint.

Background: The City Council adopted Interim Ordinance 3091 July 12, 2021 allowing for Daycare II (Daycare II is defined as a Daycare with more than 12 Adults or Children in a 24 hour period, AMC 19.44.010 (B)) a Permitted Use in the R4 Use Zone (rather than requiring a CUP, AMC Table 19.44.040). The Interim Regulations and Work Plan were extended by Ordinance 4008 and Resolution 3072. A community survey was conducted from April 6 through April 20 with results included in the attached PowerPoint.

Previous Action: Discussion September 22, 2021

Competing Viewpoints Considered: Future public hearing to gather public comments.

Recommended Motion: NA

Alternative Actions: NA

Attachments (listed in order presented):

1. Daycare II in the R4 Use Zone

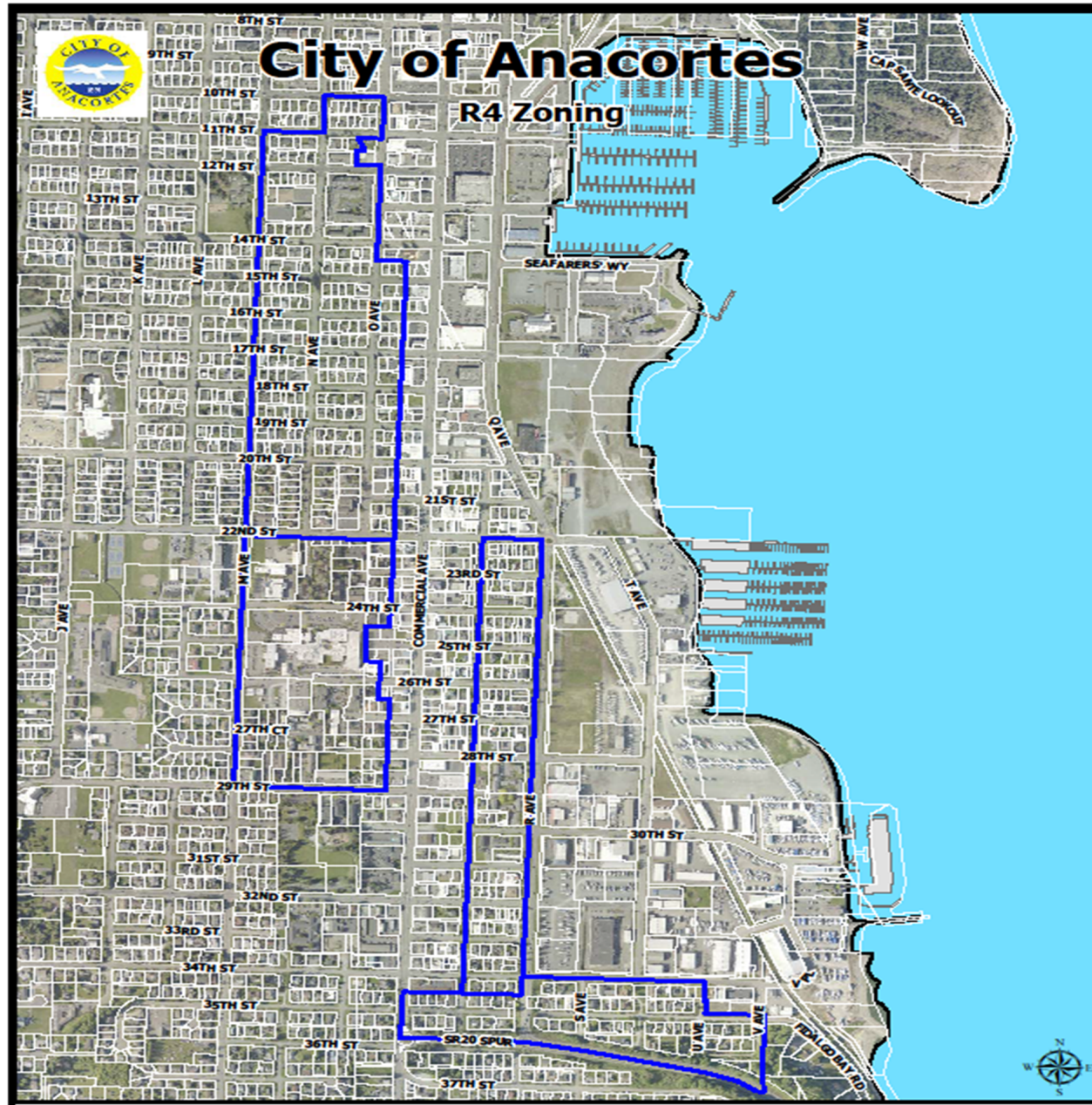
Daycare II in the R4

- ▶ Use Zone

- ◆ The City Council adopted Interim Ordinance 3091 July 12 , 2021
- ◆ Resolution 3043 adopted by City Council September 7, 2021 with work plan
- ◆ Allows for Daycare II as a permitted use in the R4 Use Zone
- ◆ Daycare II is defined as a Daycare with more than 12 adults or children in a 24 hour period
- ◆ AMC Table 19.41.040 lists Daycare II as a Conditional Use Permit.
- ◆ Conditional Use permits, except administrative such as home occ etc, are a Type 4 review process
- ◆ Type 4 review process can be lengthy, expensive, and with some uncertainty
- ◆ City Council adopted Ordinance 4008 extending the interim regulations January 10, 2022.
- ◆ Resolution 3072, along with a work plan was adopted by City Council February 7, 2022.
- ◆ The Interim Regulations expire July 12, 2022

2016 Comprehensive Plan Policy LU 6.5

Policy LU-6.5. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, neighborhood-scaled grocery stores, religious facilities, home occupations, parks, open spaces, and other uses that provide places for people to gather, senior centers and day care centers. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.



Potential Impacts

- ◆ Drop off/Pickup areas
- ◆ Required Parking (Director Decision Table 19.64.040), requires technical studies by qualified professional, documentation of actual parking demand
- ◆ Traffic circulation pattern
- ◆ Building size in residential neighborhood (no maximum building size listed)
- ◆ Building design, materials, articulation and massing consistent with AMC Chapter 19.63



Draft Code Language

- ◆ 3. Day Care II Allowed Uses in the R4 Use Zone as designated in Table 19.41.040 must meet the following criteria:
- ◆ a. An approved passenger drop off and pickup area must be provided adjacent to the site.
- ◆ b. Parking must be provided in an amount equal to the number of staff on the largest hourly shift.
- ◆ c. The facility must meet all licensing requirements consistent with Washington State Department of children, youth, and families licensure, including interior floor space, fencing and outdoor open space area.
- ◆ d. The maximum building size must not exceed 4,000 sf.

State Requirements

- ◆ RCW 36.70A.450, RCW 43.216.010 allows for a Family Day-care of up to 12 in any residential zone, Anacortes Municipal Code as Day-care I. Daycare II is defined as more than 12.
- ◆ WAC 110-300-0354 Describes required indoor space as a minimum 35 sf per child in attendance, another 15 sf if a child is using a crib or playpen.
- ◆ WAC 110-300-0145 Outdoor play space must contain a minimum 75 sf of licensed usable space, be fenced and have two exits.

Upcoming Process

- ◆ Public meetings to hear from the community
- ◆ Develop draft code amendments and Sepa
- ◆ Public Hearing on code amendments
- ◆ Recommendation to City Council

Day Care Facilities in the R4 Zone

Survey Data

Survey Information

Launch Date

April 6th

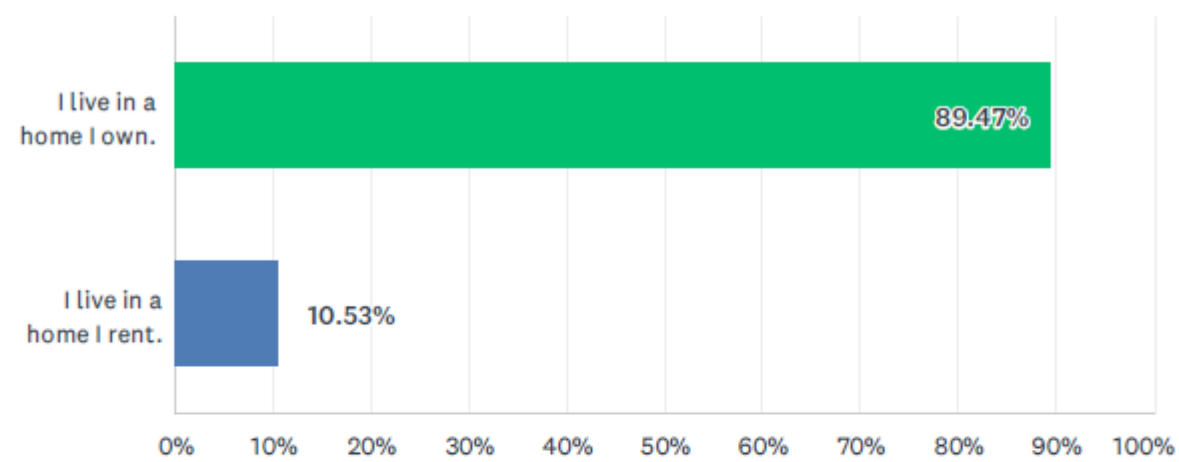
Date Closed

April 20th at 5pm

**57 Responses
Received**

11 Questions

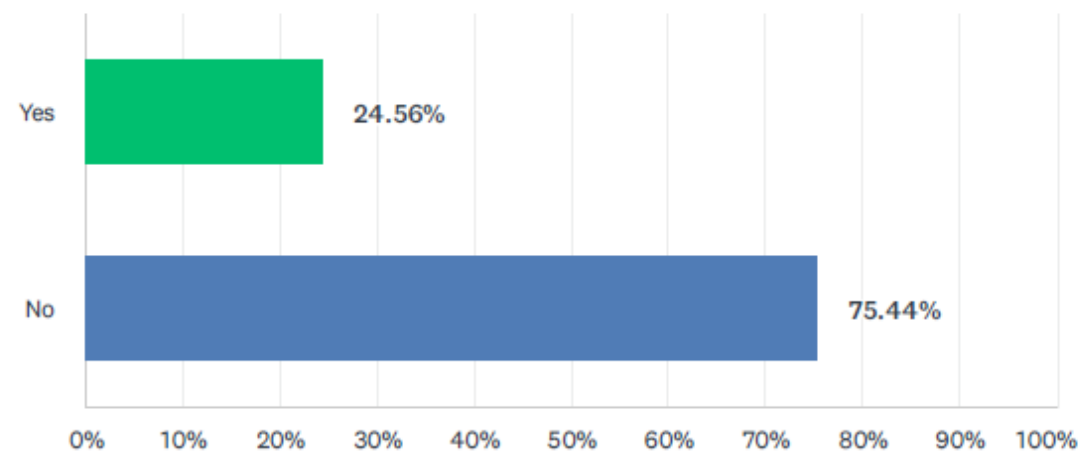
Q2: Do you rent or own your home?



ANSWER CHOICES		RESPONSES
I live in a home I own.		89.47% 51
I live in a home I rent.		10.53% 6
TOTAL		57

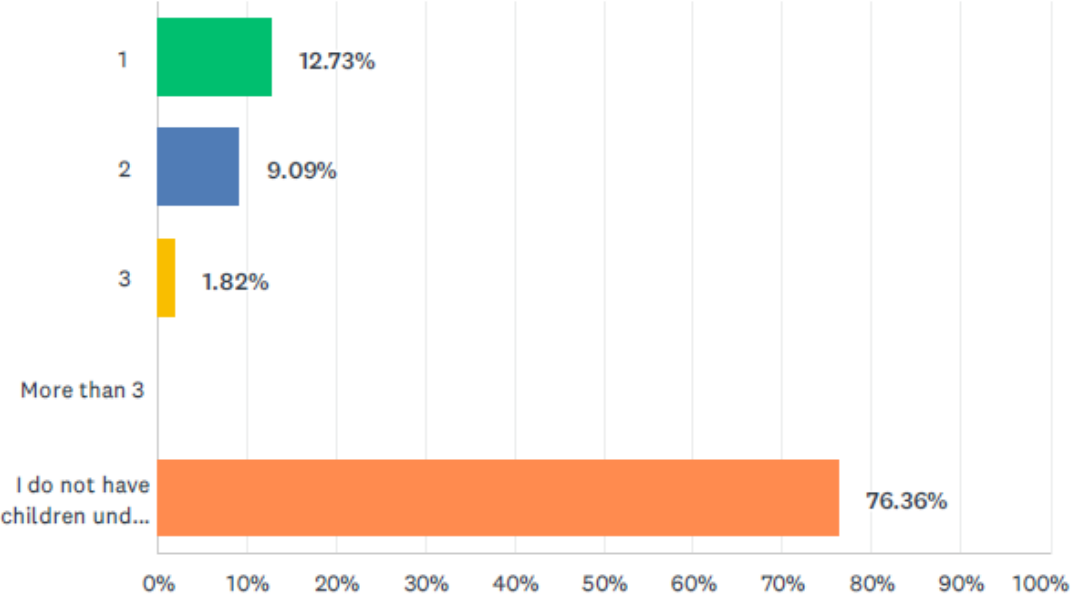
#	OTHER (PLEASE SPECIFY)	DATE
1	This is for a home I own but rent out	4/15/2022 3:04 PM
2	I live in a condo I own	4/6/2022 1:47 PM

Q3: Do you have school age children?



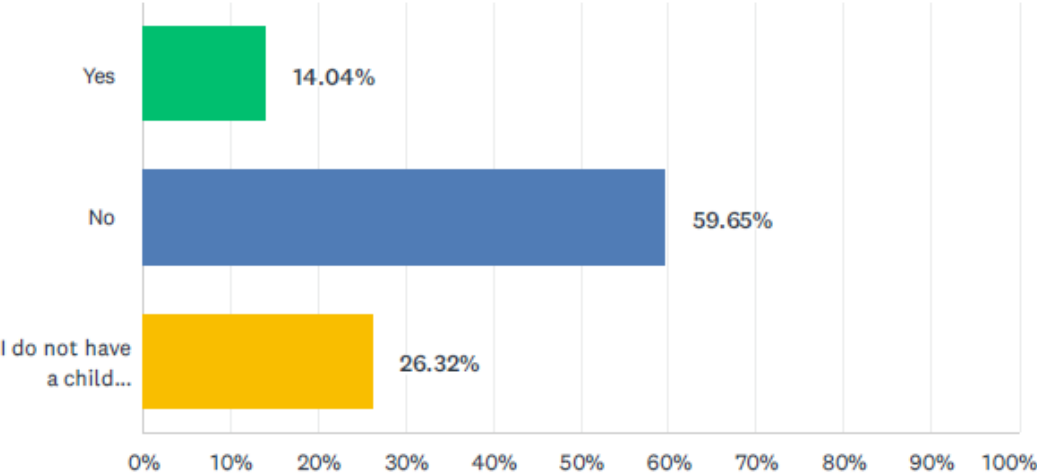
ANSWER CHOICES	RESPONSES	
Yes	24.56%	14
No	75.44%	43
TOTAL		57

Q4: How many of your children are under the age of 12?



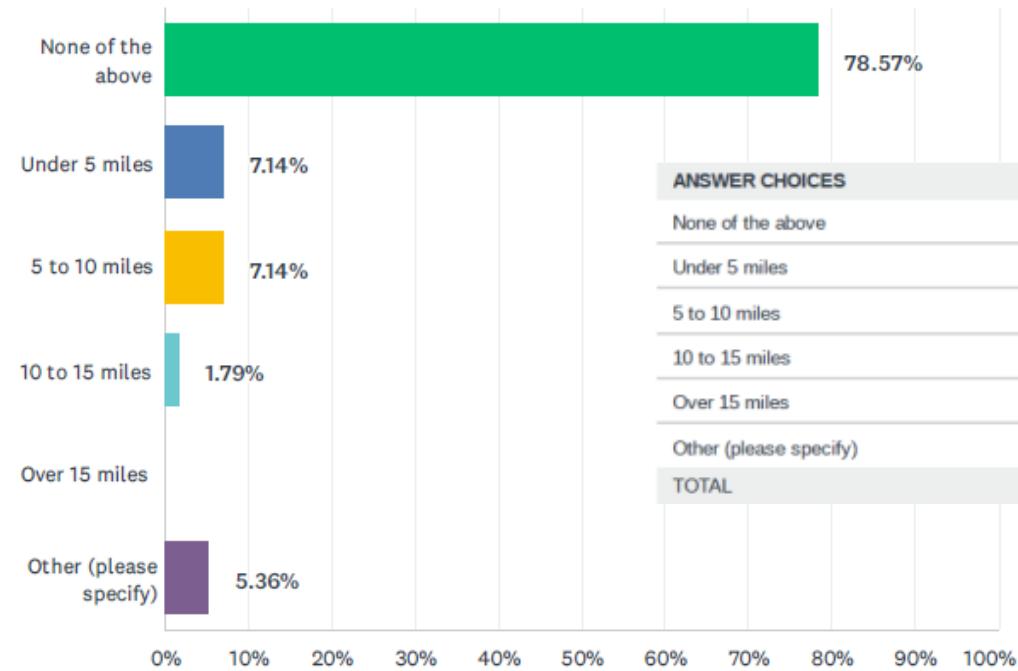
ANSWER CHOICES	RESPONSES	
1	12.73%	7
2	9.09%	5
3	1.82%	1
More than 3	0.00%	0
I do not have children under the age of 12.	76.36%	42
TOTAL		55

Q5: Do you currently have a child (or children) enrolled in day care?



ANSWER CHOICES	RESPONSES	
Yes	14.04%	8
No	59.65%	34
I do not have a child enrolled in day care.	26.32%	15
TOTAL		57

Q6: If yes, how far is the day care facility from your home?

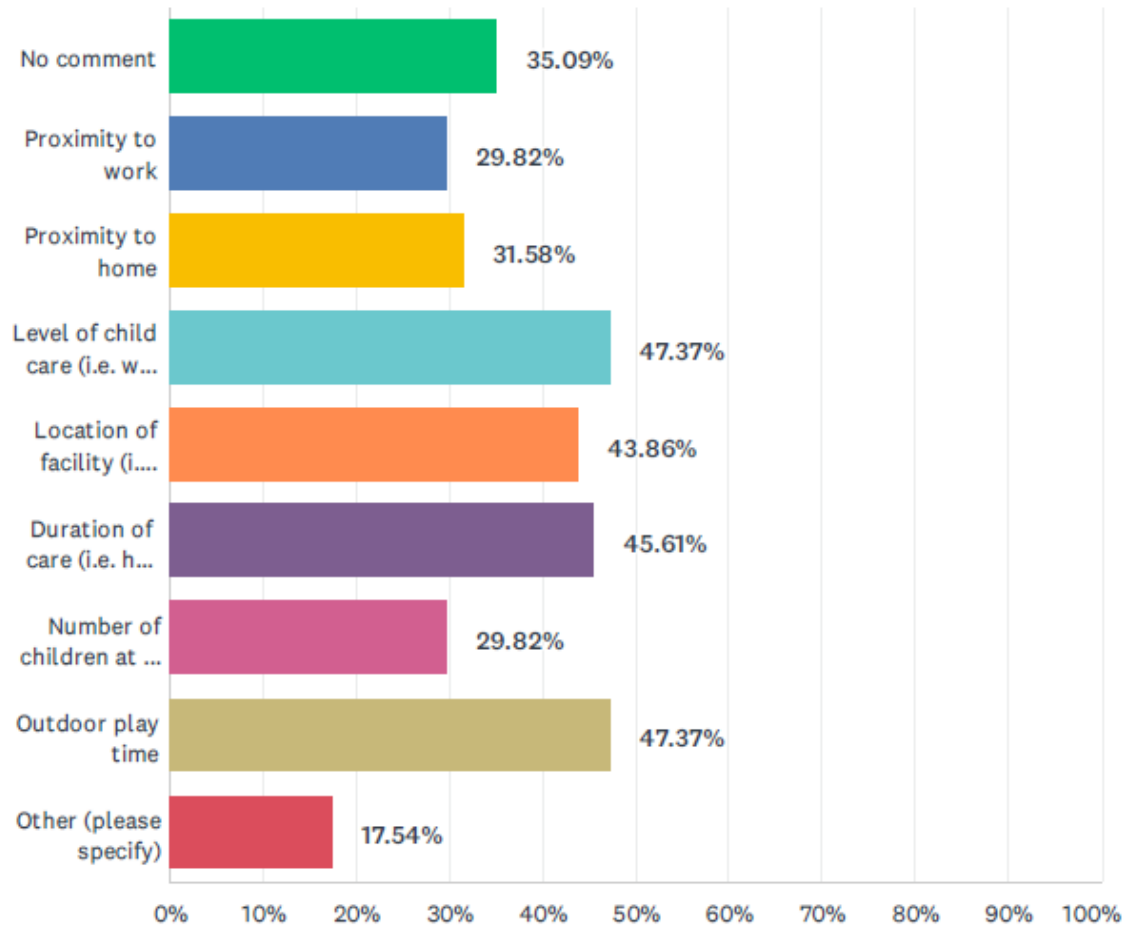


ANSWER CHOICES	RESPONSES	
None of the above	78.57%	44
Under 5 miles	7.14%	4
5 to 10 miles	7.14%	4
10 to 15 miles	1.79%	1
Over 15 miles	0.00%	0
Other (please specify)	5.36%	3
TOTAL		56

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't use a day care facility	4/12/2022 8:30 AM
2	Grandchildren only	4/6/2022 12:32 PM
3	n/a	4/6/2022 12:13 PM

Q7: What are some important factors for choosing a day care facility? Check all that apply

ANSWER CHOICES
No comment
Proximity to work
Proximity to home
Level of child care (i.e. what ages the facility cares for)
Location of facility (i.e. good neighborhood, walkable etc.)
Duration of care (i.e. how long your child can be at daycare)
Number of children at the facility
Outdoor play time
Other (please specify)
Total Respondents: 57

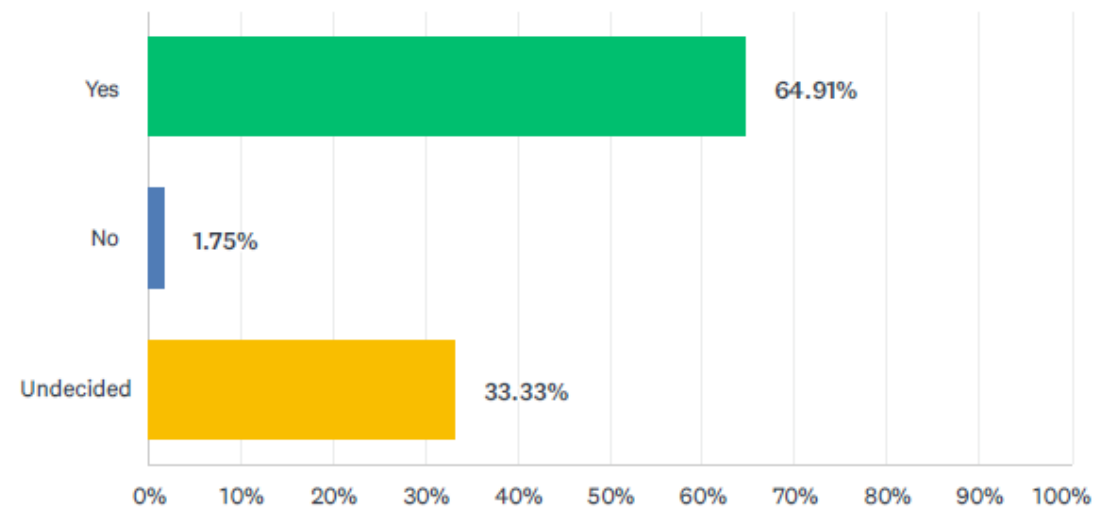


Q7: What are some important factors for choosing a day care facility

17.54% answered “Other” and provided the following:

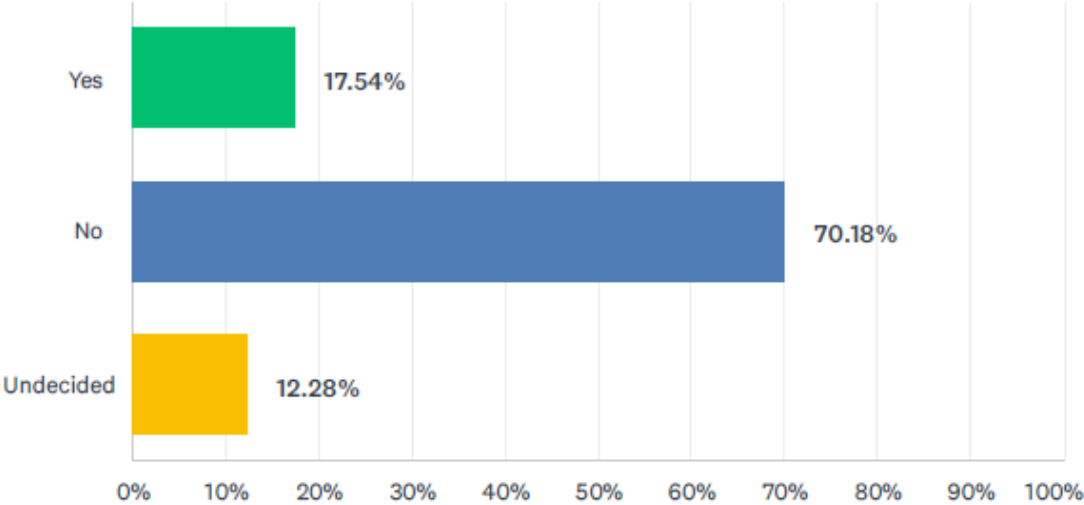
1	Safe, licensed, background checked, reputation
2	Ability to manage special needs for nutrition
3	Early learning opportunities
4	Certification, safety training, background checks, etc.
5	Cost and openings
6	Qualifications of staff
7	affordability
8	Price
9	ability to handle allergies and health concerns, early dropoff and late pickup
10	A stay at home mom would be the preference

Q8: Do you think the City of Anacortes needs more childcare facilities?



ANSWER CHOICES	RESPONSES	
Yes	64.91%	37
No	1.75%	1
Undecided	33.33%	19
TOTAL		57

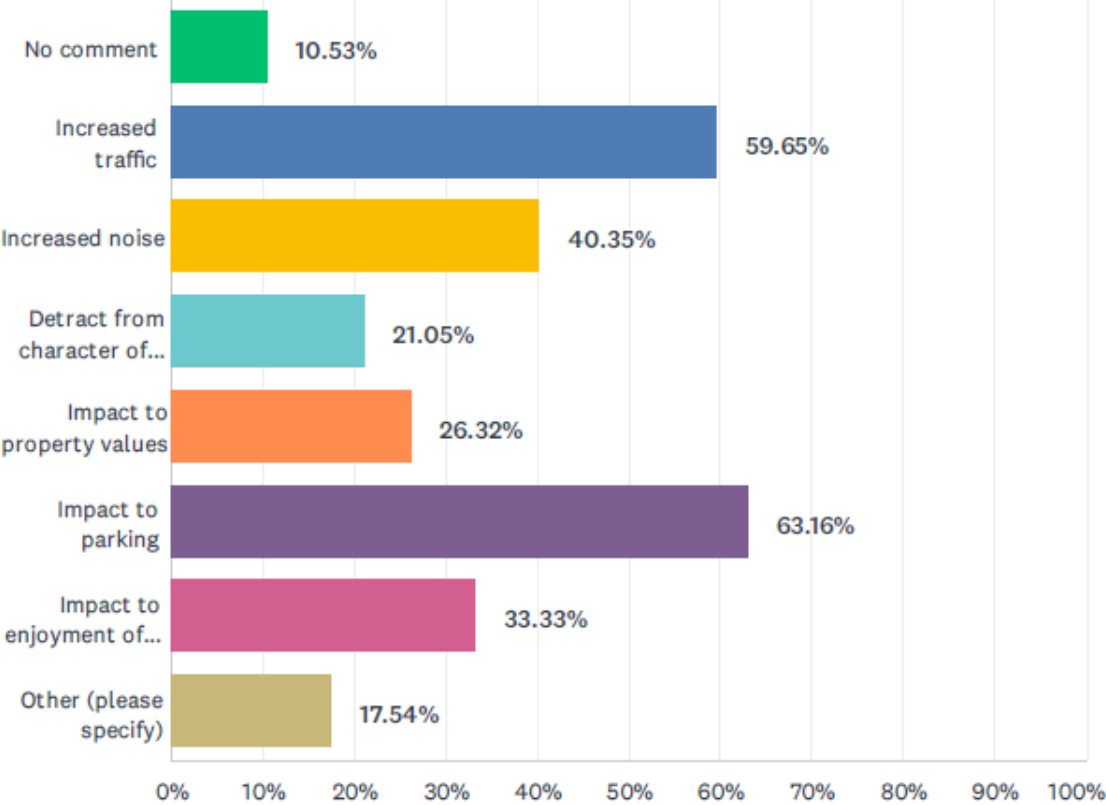
Q9: Would you be opposed to a childcare facility being located in your neighborhood?



ANSWER CHOICES	RESPONSES	
Yes	17.54%	10
No	70.18%	40
Undecided	12.28%	7
TOTAL		57

Q10: What are some potential concerns with allow day care facilities in residential zoning?

ANSWER CHOICES
No comment
Increased traffic
Increased noise
Detract from character of neighborhood
Impact to property values
Impact to parking
Impact to enjoyment of private property
Other (please specify)
Total Respondents: 57



Q10: What are some potential concerns with allow day care facilities in residential zoning?

17.54% answered “Other” and provided the following:

1	None
2	would need to see what is proposed before commenting
3	None.
4	Safety for parents, children and residents
5	Worried about children and traffic depending on the neighborhood. More worried about child safety than driver inconvenience.
6	None
7	None
8	safety
9	Giant SUV's and pickup trucks causing pollution and traffic hazards
10	None - they are needed and not an issue in neighborhoods