



ANACORTES PLANNING COMMISSION

December 14, 2022

AGENDA

6:00 PM

- A. Roll Call**
- B. Minutes**
 - 1) Draft Minutes of 10/26/2022
- C. Correspondence**
- D. New Business**
 - 1) Public Hearing - CUP-2022-0005 Morrison Court Bed & Breakfast.
- E. Old Business**
 - 1) Bonus height provisions in the R4 Use Zone west of the Commercial Use Zone, AMC 19.42.050 C

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



Planning Commission Public Hearing Minutes for October 26, 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 Meeting of October 26, 2022, to order at 6 p.m.

Roll Call:

Members Present: Commissioners Gary Molyneaux, Jeff Graf, Ward MacKenzie, Frank Jeretzky, Sarah Ruether & Jack Curtis

Members Absent: Linda Martin

Staff Present: Don Measamer & Dave Oicles

Minutes: The minutes from October 12, 2022, were accepted as presented.

Correspondence: None

Old Business: None

New Business:

1. Draft Anacortes Housing Action Plan Presentation
2. Bonus height provisions in the R4 Use Zone west of the Commercial Use Zone, AMC 19.42.050 C, Concept discussion.

Chair MacKenzie reiterated that tonight's discussion is not a public hearing.

Don Measamer, PCED Director, introduced Scott Bonjukian and Bob Bingford of Makers Architecture, who give a 56-slide PowerPoint presentation on the Anacortes Housing Action Plan Draft. They provided background of the plan, research questions, housing goals, project schedule, and existing housing conditions along with a housing needs analysis report. They covered construction cost trends and provided a community stakeholder report. At 6:55pm the presentation paused for questions by Commissioners, then continued at 7:03pm.

Mr. Measamer gave a presentation on the Bonus height provisions in the R4 Use Zone west of the Commercial Use Zone, AMC 19.42.050 C concept discussion. Measamer provided history on the topic to where we are today. Staff recommends modifying the bonus height to only apply to the R4 use zone east of O Ave. More meetings will be scheduled on this topic to include a Public Hearing.

With no further discussion, Commissioner Chair MacKenzie concluded the meeting at 7:25pm.



Planning Commission Agenda Bill

Meeting Date: December 14, 2022 **Agenda Item:** D.1.

Subject: Public Hearing - CUP-2022-0005 Morrison Court Bed & Breakfast.

Staff Contact: Grace Pollard

Approved for Submittal to Commission by

Grace Pollard
LIBBY GRAGE
DON MEASAMER

Action Type

Public Hearing

Summary Statement: The property owner and resident of 2812 Morrison Court has applied for a Conditional Use Permit to operate a Bed and Breakfast from their residence. The Applicant is proposing the use of one (1) existing bedroom in the residence for the bed and breakfast use. The Applicant will remain residing on premises and will operate the bed and breakfast per Anacortes Municipal Code (AMC) standards [19.44.050\(B\)](#). No change to the residence or site is proposed.

Background: The subject property was developed in 2003 with one (1) residential dwelling, an attached 2-car garage, surface parking, and open space. Per the submitted site plan (Exhibit 2) the subject property can accommodate required parking with existing improvements, two (2) spaces for use of the resident(s) within existing garage, and two (2) spaces for use of the bed and breakfast guest(s) on a gravel parking area.

Previous Action: None

Competing Viewpoints Considered: TBD

Recommended Motion: No motion. Public Hearing needs to be kept open until the January 11th hearing date.

Alternative Actions: N/A

Attachments (listed in order presented):

1. Exhibit 1 Staff Report
2. Exhibit 2 Site Plan
3. Exhibit 3 AMC 19.44.050 Overnight Lodging
4. Exhibit 4 AMC 19.36 Conditional Uses
5. Exhibit 5 Master Land Use Application
6. Exhibit 6 Conditional Use Permit Checklist
7. Exhibit 7 Notice of Application and Public Hearing
8. Exhibit 8 CORRECTED Notice of Application and Public Hearing



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

STAFF REPORT (THIS DOCUMENT WILL BE UPDATED)

A. PROJECT SUMMARY DATA

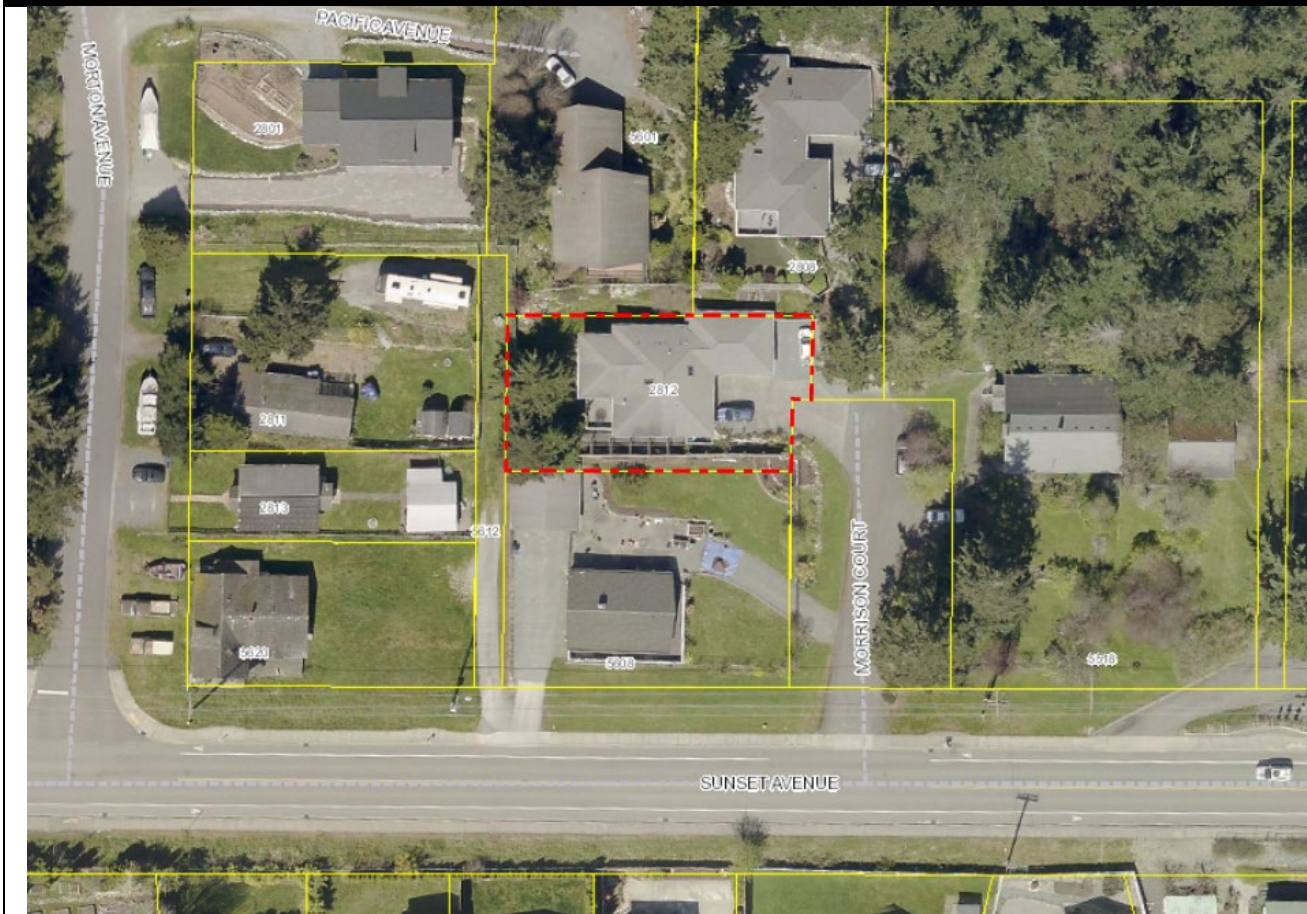
PROJECT INFORMATION:

File Number	CUP-2022-0005	Date of Report	December 7, 2022
Project Title	Morrison Court Bed & Breakfast		
Project Address	2812 Morrison Court	APN(s)	P119482
Request	The property owner and resident of 2812 Morrison Court has applied for a Conditional Use Permit to operate a Bed and Breakfast from their residence. The Applicant is proposing the use of one (1) existing bedroom in the residence for the bed and breakfast use. The Applicant will remain residing on premises and will operate the bed and breakfast per Anacortes Municipal Code (AMC) standards 19.44.050(B) . No change to the residence or site is proposed.		
Background	The subject property was developed in 2003 with one (1) residential dwelling, an attached 2-car garage, surface parking, and open space. Per the submitted site plan (Exhibit 2) the subject property can accommodate required parking with existing improvements, two (2) spaces for use of the resident(s) within existing garage, and two (2) spaces for use of the bed and breakfast guest(s) on a gravel parking area.		
Property Owner(s)	Ellen Baglien / Wayne Sabo		
Applicant	Ellen Baglien, 2812 Morrison Court, Anacortes, WA 98221		
Application Date	October 28, 2022	Complete Application Date	November 11, 2022
PC Public Hearing Date	December 14, 2022, and January 11, 2022 (action)	CC Closed Record Decision Hearing Date	January 23, 2022
Comprehensive Plan Designation	Residential Low Density	Zoning	Residential Low Density 2 (R2)
Water Supply	City	Sewer Supply	City

CITY STAFF CONTACTS:

Name:	Title:	Phone:	E-mail:
Grace Pollard	Senior Planner	360-588-8231	gracep@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA



SITE & SURROUNDING USES:

	Comprehensive Plan	Zoning	Land Use
North	Residential Low Density 2	R2	Single Family Residential
East	Residential Low Density 2	R2	Single Family Residential
South	Residential Low Density 2	R2	Single Family Residential
West	Residential Low Density 2	R2	Single Family Residential

B. PROCEDURAL

1. **Type of Review.** The proposed use is considered "Overnight Lodging" per AMC 19.44.050(B) and could be permitted with a conditional use permit (CUP) per AMC Table 19.41.040.

The application for a CUP is a Type 4 review process, requiring a preapplication meeting with city staff, a preapplication neighborhood meeting, a 21-day public comment period, a public hearing before Planning Commission, and a closed record decision hearing before City Council.

2. **Project history.** The mandatory preapplication meeting was held on September 13, 2022, with the mandatory neighborhood meeting being held on October 10, 2022. The application for a conditional use permit was submitted on October 28, 2022 and determined to be complete on November 11, 2022.

Exhibit 1: CUP-2022-0005 Staff Report
Page 2 of 5

3. **Public notice and reviewing departments/agencies.** The required 21-day public comment period will conclude on December 21, 2022. A joint notice of application and public hearing with an incorrect 14-day public comment period was published in the Anacortes American, posted on the City website/City Hall/City Library, posted on the subject site, and mailed to property owners within 300 ft. on November 30, 2022. A correction notice addressing the required length of the public comment period to 21-days and updating the public hearing dates was issued on December 7, 2022.

The project application was routed for review to applicable agencies and City departments. As of the writing of this staff report no comments of concern were received by agencies or City departments.

4. **Consideration of written comments and applicant responses.** The revised joint notice of application and public hearing corrected the public comment period which will end on December 21, 2022. At the time of drafting this staff report no comments had yet been received from the public.
5. **Environmental review.** The proposed development is exempt from SEPA pursuant to WAC 197-11-800 and AMC 18.04.120.
6. **Public Hearing.** A pre-decision open record public hearing before the Planning Commission is scheduled for December 14, 2022, at 6:00 PM with a continuation of the public hearing with Planning Commission scheduled for January 11, 2022, and the City Council Closed Record Decision Hearing scheduled for January 23, 2022, at 6:00 PM.

C. DEPARTMENT REVIEW – Findings of Fact

1. **AMC 19.44.050(B) – BED & BREAKFAST OVERNIGHT LODGING REQUIREMENTS.**

1.1. ***The owner must be the operator of the facility and must reside on the premises.***

Staff Comments: Applicant has affirmed to residing on premises and will be operating the facility themselves.

1.2. ***The owner's quarters and guest rooms must all be in the main building.***

Staff Comments: No change to the existing structure is proposed; all uses will remain in the main building.

1.3. ***If located in a residential zone, the facility must be operated in such a manner as not to give the outward appearance of a business in the ordinary meaning of the term.***

Staff Comments: Subject property is located in a residential zone. No changes to the structure or site are proposed. Facility will not give the outward appearance of a business.

1.4. ***The use must provide off-street parking, including parking for the primary residence per AMC Chapter 19.64 in addition to one parking space per guest room.***

Staff Comments: Per AMC 19.62 two (2) off-street parking spaces is required for the use of the main residence and one (1) additional space is required for the one (1) bed & breakfast bedroom. A minimum of three (3) parking spaces are required on-site, the applicant's site plan shows four (4) parking spaces can easily be accommodated on-site.

2. **AMC 19.36.040 - CONDITIONAL USE PERMIT REVIEW CRITERIA.**

Anacortes Municipal Code Chapter 19.36 provides certain criteria for approval of a Conditional Use Permit. Below are the criteria, along with staff comments:

2.1. ***The use would comply with any specific requirements for the conditional use specified elsewhere in this code;***

Staff Comments: Bed and Breakfasts are subject to the use requirement in AMC 19.44.050(B) and have been addressed in Section C.1; as proposed, the use would conform to the applicable standards.

2.2. ***Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;***

Staff Comments: The site is accessed via Morrison Court by way of Sunset Avenue, both roads have been improved. No more traffic than that which is associated with a residential use is expected. No comments of concern were received from city departments.

2.3. ***Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;***

Staff Comments: Existing off-street parking is shown to be adequate and will meet minimum code requirements for the use. Loading facilities are not required.

2.4. ***The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;***

Staff Comments: Per AMC 19.44.050(B) the definition of a “bed and breakfast” is a single-family residential unit which provides transient lodging... (Exhibit 3) As the use of the property will continue to be a single-family residential unit and no changes are proposed to the building or site all existing open space will remain and conform to prior permit approval. The operation of a bed and breakfast is not considered an incompatible use and thus buffering is not required.

2.5. ***The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;***

Staff Comments: Lighting shall not be more than what is expected with a single-family residence.

2.6. ***Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;***

Staff Comments: A bed & breakfast is a 24-hour use just like any residential use. The applicant has stated approximate check-in and check-out times of 2pm and 11am. Per [AMC 19.69.020](#), the use must not exceed the noise levels established by the state pursuant to Chapter 70.107 RCW, and contained in Chapter 173-60 Washington Administrative Code (WAC).

2.7. ***Public facilities and utilities are capable of adequately serving the proposed use;***

Staff Comments: Service increase beyond that of a single-family residence is not expected. Existing services can provide adequate public facilities and utilities.

2.8. ***The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;***

Staff Comments: No changes to the site are needed or proposed. The site, developed with a single-family residence, is suitable for the proposed use.

2.9. ***Any other factors deemed relevant to the decision-maker.***

Staff Comments: No other relevant factors have been identified.

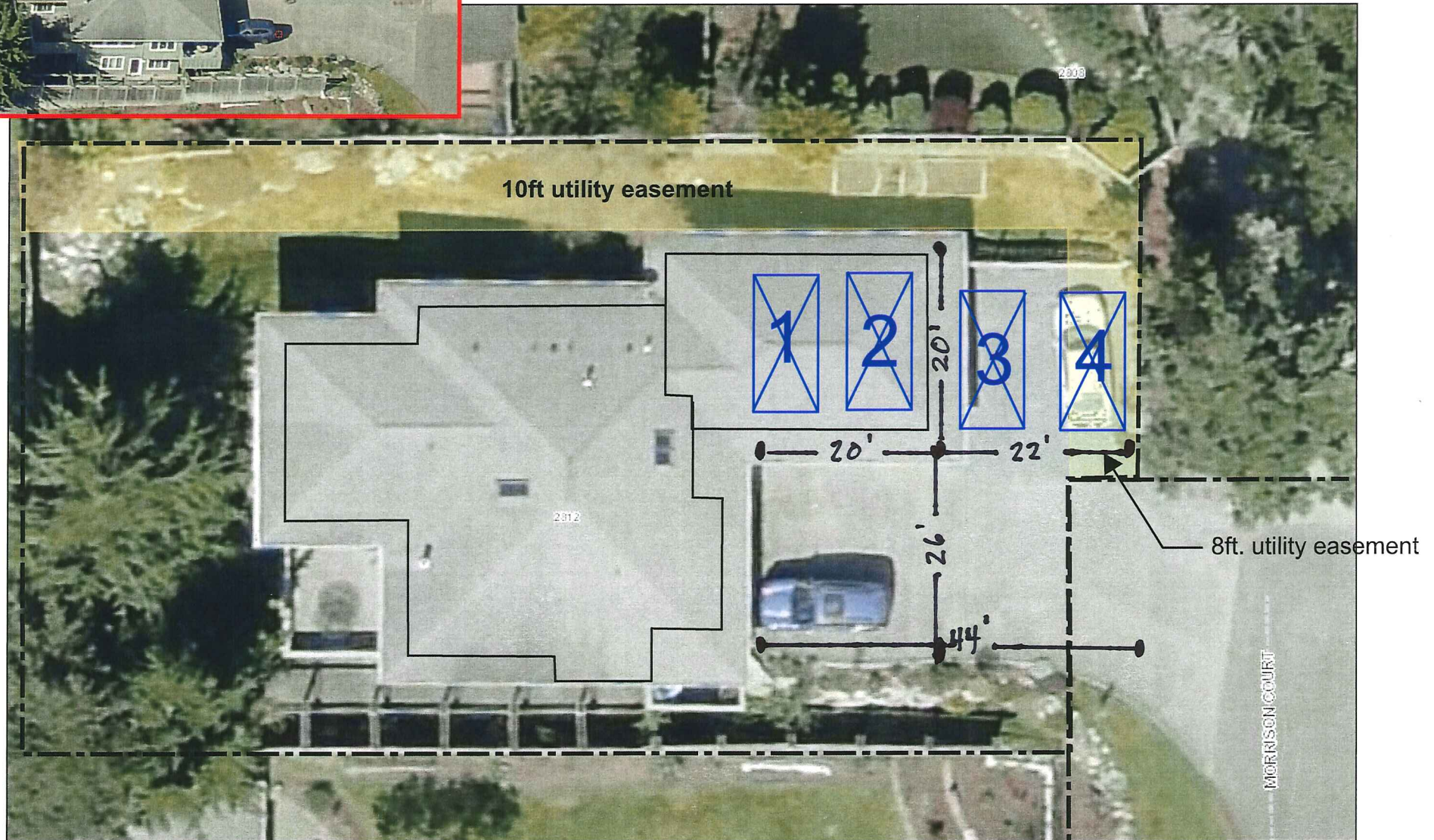
D. CONCLUSIONS

1. The proposed development will be processed consistent with AMC Table 19.20.030-1 for Type 4, City Council review.
2. The proposed development has been reviewed for consistency with the criteria outlined in AMC 19.36 Conditional Use Permits.
3. The proposed development has been reviewed for consistency with the requirements outlined in AMC 19.44.050(B) Bed and Breakfast.
4. When making its recommendation, the Department will consider timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C), when the public comment period concludes.

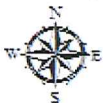
Staff reserves the right to supplement the record of the case to respond to matters and information raised after the writing of this report.



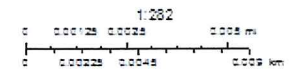
Site Plan 2012 Morrison Ct.



October 26, 2022



2812 Morrison Court



19.44.050 Overnight lodging.

A. Overnight Lodging Category. Accommodations arranged for short-term stays (less than 30 days). Overnight lodging includes, but is not limited to:

1. Bed and breakfast.
2. Hotel/motel.
3. Youth hostel.

B. Bed and Breakfast.

- 1. Definition. A single-family residential unit which provides transient lodging, for compensation, by renting up to six sleeping room accommodations.**
- 2. Purpose. This section is intended to ensure parking, impact on surrounding neighbors, health and safety, and other considerations limit any adverse impacts of bed and breakfasts on the surrounding neighborhood.**
- 3. Requirements.**
 - a. The owner must be the operator of the facility and must reside on the premises.**
 - b. The owner's quarters and guest rooms must all be in the main building.**
 - c. If located in a residential zone, the facility must be operated in such a manner as not to give the outward appearance of a business in the ordinary meaning of the term.**
 - d. The use must provide off-street parking, including parking for the primary residence per AMC Chapter 19.64 in addition to one parking space per guest room.**

C. Hotel/Motel.

1. Definition. A building or portion thereof designed or used for short-term rental of units for sleeping purposes, with or without cooking facilities, and which may include related accessory uses such as shared dining facilities, recreation facilities, and meeting facilities.

D. Hostel.

1. Definition. Relatively affordable overnight lodging with shared dormitory-style facilities. (Ord. 3040 § 2 (Att. A), 2019)

19.36 CONDITIONAL USES

19.36.010 Purpose.

Some uses in some zones are permitted subject to a conditional use permit because of their unusual characteristics, or special characteristics of the area in which they are to be located, so that they may be properly located with respect to the objectives of this title and their effect on surrounding properties. (Ord. 2992 § 1 (Att. A), 2016)

19.36.020 Applicability.

The provisions of this chapter apply to all conditional uses. (Ord. 2992 § 1 (Att. A), 2016)

19.36.030 Application requirements.

A conditional use requires a permit. An application must be submitted on forms provided by the department, and must demonstrate compliance with the conditional use criteria described in this chapter. (Ord. 2992 § 1 (Att. A), 2016)

19.36.040 Criteria.

A. In order to grant a conditional use permit, the decision maker must find that the use would be consistent with the following criteria:

1. The use would comply with any specific requirements for the conditional use specified elsewhere in this code;
2. Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;
3. Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;
4. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;
5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;
6. Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;
7. Public facilities and utilities are capable of adequately serving the proposed use;
8. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
9. Any other factors deemed relevant to the decision-maker. (Ord. 2992 § 1 (Att. A), 2016)

19.36.050 Conditions authorized.

A. In permitting a conditional use, the decision-maker may impose, in addition to regulations and standards expressly specified in this code, other conditions necessary to ensure compatibility with the conditional use criteria.

B. These conditions may include, but are not limited to:

1. Requirements increasing the required lot size or yard dimensions;
2. Increasing street widths, controlling the location and number of vehicular access points to the property;
3. Increasing the number of off-street parking or loading spaces required;
4. Limiting the coverage or height of buildings or structures or requiring screening and landscaping where necessary to reduce noise and glare and maintain the property in a character keeping with the surrounding area; and
5. Requirements under which any future enlargement or alteration of the use must be reviewed by the city and new conditions imposed. (Ord. 2992 § 1 (Att. A), 2016)



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
 Mailing Address: P.O. Box 547, Anacortes, WA 98221
 Office Location: 904 6th Street, Anacortes WA 98821
 Phone: (360) 299-1984

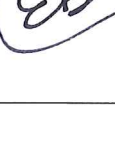
MASTER LAND USE PERMIT APPLICATION

TYPE OF APPLICATION (check all that apply):		
☐ Binding Site Plan (Preliminary)** ☐ Boundary Line Adjustment (BLA)** ☐ BLA: Lot Consolidation** ☒ Conditional Use Permit (CUP) ** ☐ Critical Areas Exemption** ☐ Critical Areas Permitted Alteration** ☐ Critical Areas Reasonable Use Exception/Variance** ☐ Cottage Housing Development**	☐ Eligible Facility Request** ☐ Essential Public Facility ☐ Home Occupation Permit** ☐ Long Subdivision (Preliminary)** ☐ Plat Amendment /Modification ☐ SEPA Environmental Review** ☐ Shoreline Conditional Use Permit** ☐ Shoreline Exemption** ☐ Shoreline Substantial Development Permit**	☐ Shoreline Variance** ☐ Short Plat (Preliminary)** ☐ Site Plan Review ** ☐ Site-Specific Rezone Authorized by the Comprehensive Plan ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance ** ☐ Wireless Conditional Use Permit (WCUP)** ☐ Wireless Service Facility (WSF) Permit**
**Permit type has supplemental checklist that must be submitted with Master Land Use Permit Application		
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 2812 Morrison Ct.		PROJECT NAME: Bed and Breakfast
PARCEL NUMBER(S): P119482/3816-015-005-0200		SECTION, TOWNSHIP, & RANGE
LOT SQUARE FOOTAGE & ACREAGE: See attach		PROJECT VALUATION: N/A
LEGAL DESCRIPTION: see "Exhibit A" (attached)		PRESENT ZONING: R2
PRESENT USE OF PROPERTY: Single family residence		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* ☒ No ☐ Unknown <i>*If yes, please complete the Critical Area Identification Form</i>		SHORELINES WITHIN 200 FEET: ☐ Yes / Name: _____ ☒ No	
FLOODPLAIN: Flood Zone: <u>N/A</u> FIRM Panel # _____ Date of Panel: _____			
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: <u>N/A</u> Proposed Square Footage: <u>N/A</u>			
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: <u>N/A</u> New Impervious Surface: <u>N/A</u>			
DESCRIPTION OF SUBJECT PROPOSAL: ☐ Additional pages attached			
PROPOSED WORK: <u>Single family owner occupied home to provide transient lodging by renting one sleeping room accomodation.</u> <u>No proposed work.</u>			
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached			
NAME: <u>Ellen Baglien / Wayne Sabo</u>		MAILING ADDRESS: <u>2012 Morrison Ct.</u> <u>Anacortes, WA 98221</u>	
CITY, STATE, ZIP: <u>Anacortes, WA 98221</u>		PHONE #: <u>206-841-1786</u>	
FAX #: <u>N/A</u>		EMAIL ADDRESS: <u>ebaglien@gmail.com</u>	
APPLICANT INFORMATION: ☐ Same as property owner			
NAME: <u>Ellen Baglien</u>		MAILING ADDRESS: <u>same</u>	
CITY, STATE, ZIP: <u>same</u>		PHONE #: <u>same</u>	
FAX #: <u>N/A</u>		EMAIL ADDRESS: <u>same</u>	
CONTACT PERSON: ☐ Same as property owner ☐ Same as applicant			
NAME: <u>Ellen Baglien</u>		MAILING ADDRESS: <u>same</u>	
CITY, STATE, ZIP: _____		PHONE #: <u>206-841-1786</u>	
FAX #: <u>n/a</u> Overnight lodging		EMAIL ADDRESS: <u>ebaglien@gmail.com</u>	

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 to 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.

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.

Property Owner Signature:

Ellen Baglien

Printed Name:

Ellen Baglien

Date:

10/20/22

Authorized Agent Signature*:

Printed Name:

Date:

***If you are an authorized agent (and not the property owner) you must submit a signed, notarized Agent Authorization Form.**

EXHIBIT "A"
Legal Description

READ AND CONTENT APPROVED:
X Wayne Clifton Lato
X EW Bag

For APN/Parcel ID(s): P119482 / 3816-015-005-0200

All of Lots 4 and 5, and those portions of Lot 3 and the West 8 feet of the vacated 2nd Street (Morrison Court), all in Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5;
Thence North 02°08'53" East along the West line of said Lots 3, 4, and 5, 70.00 feet;
Thence South 88°38'23" East, 128.33 feet;
Thence South 02°08'12" West, 39.07 feet;
Thence North 88°32'54" West, 8.00 feet to the Northeast corner of said Lot 5;
Thence South 02°08'12" West, along the East line of said Lot 5, 30.93 feet to its Southeast corner;
Thence North 88°38'23" West, along the South line of said Lot 5, 120.35 feet to the point of beginning.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200808050162 and revised under Auditor's File No. 200210280077)

Situated in Skagit County, Washington.



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

CONDITIONAL USE PERMIT

Applicant Checklist	Conditional Use Permit Submittal Checklist See pages 2-3 of this handout for information about each submittal item listed below. See AMC 19.36 for Conditional Use Permit review and approval criteria.	Office Use Only
☒	Master Land Use Permit Application	required
☐	Agent Authorization Form	
☐	Critical Areas Identification Form, if applicable	
☒	Project Narrative	required
☒	Responses to Conditional Use Permit criteria	required
☐	Stormwater Site plan	
☒	Site Plan & Landscape Plan	required
☐	Clearing & Grading Plans	
☐	Building Elevation Drawings	
☐	Environmental Checklist (SEPA)	
☐	Transportation Concurrency Review Form	
☐	Subdivision Guarantee	
☐	Recorded Property Boundary Survey	
☐	Technical Reports	
☐	Critical Area Report	
☐	Parking Study	
☐	Cultural Resource Survey	
Submit Application Please send applications in PDF format to pced@cityofanacortes.org . An email with a link to a file share site is also acceptable. Paper copies may be requested after initial review.		Application Fee See the Land Use Permit Fee Schedule Fees will be invoiced to you after receipt of your application.

SUBMITTAL REQUIREMENT DETAILS

Additional details on certain submittals is provided below to ensure Applicants are fully aware what City staff will be looking for when an application is submitted to the City.

- a. **MASTER PERMIT APPLICATION:** Form attached. Use this form to indicate all requested land use permits and other key information about your proposed project.
- b. **AGENT AUTHORIZATION FORM.** Use this form to authorize someone other than the property owner to apply for permits.
- c. **CRITICAL AREAS IDENTIFICATION FORM.** Use this form to determine and/or identify if critical areas or critical area buffers are located on or within 300 ft. of the development area. If critical areas are determined to be present, a Critical Area Permit may be required.
- d. **PROJECT NARRATIVE:** Form attached. This document contains a list of elements to be included in your project narrative to help provide a clear and concise description of your proposal for those reviewing it.
- e. **RESPONSES TO CONDITIONAL USE PERMIT CRITERIA:** In order for the decision-maker to grant a conditional use permit, there must be a finding that the use would be consistent with the criteria in AMC 19.36.040. As the applicant, it is your responsibility to clearly demonstrate how each criteria is met.
- f. **STORMWATER SITE PLAN:** The Stormwater Site Plan is the comprehensive report containing all of the technical information and analysis necessary for regulatory agencies to evaluate your project for compliance with stormwater requirements. The level of stormwater review and contents of the Stormwater Site Plan will vary with the type and size of the project, and individual site characteristics. Use Form CG-3 to determine the level of stormwater review and then complete the applicable Stormwater Minimum Requirements Form on the [Public Works - Engineering Department Forms website](#) and provide required submittal items/plans.
- g. **SITE & LANDSCAPE PLANS:** These plans are needed so that your proposal can be reviewed for conformance with the applicable zoning and land use, community design, and project design provisions of the development regulations contained in AMC Title 19 Unified Development Code. (Use the site plan checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see [application checklists](#) and forms)
- h. **CLEARING & GRADING PLANS:** Checklist is located in the [Clearing/Grading Permit application packet](#). These plans are needed so that your proposal can be reviewed for conformance with AMC 19.78 Clearing and Grading.
- i. **BUILDING ELEVATION DRAWINGS:** Checklist attached. These plans are needed so that your proposal can be reviewed for conformance with the applicable project and building design provisions in AMC Title 19 Unified Development Code. (Use the building elevations checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see [application checklists](#) and forms).
- j. **SEPA CHECKLIST:** Unless a project is categorically exempt, an environmental checklist is required to be completed and submitted.

- k. **TRANSPORTATION CONCURRENCY REVIEW FORM:** This form is used to collect information for the City's travel demand model, which is used to determine a project's impacts on the transportation system. Under GMA, the City must prohibit development approval if the development would cause the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. AMC 19.22 Concurrency contains the review criteria.
- l. **SUBDIVISION GUARANTEE:** A document prepared by a title insurance company documenting the ownership and title of all interested parties in the development and that lists all encumbrances. This document is needed to verify property ownership and to identify any encumbrances that are recorded to the property's title. Copies of all the encumbrances listed within the certificate or report must be provided. The certificate or report must be dated within 30 days prior to the submittal of a permit to the City.
- m. **RECORDED PROPERTY BOUNDARY SURVEY:** A recorded survey is required to define the limits of the property subject to the application. All property corners must be staked/marked and visible.
- n. **DIGITAL COPY OF ALL APPLICATION DOCUMENTS:** PDF format files for all submittal items, named as they appear on the submittal checklist, must be provided on a flash drive or emailed to pced@CityofAnacortes.org.

TECHNICAL REPORTS

Following is a list of technical reports that may be required to be submitted to the City depending on project and site-specific factors. The general triggers for each of the listed technical reports is provided below:

- A. **CRITICAL AREAS REPORTS:** In general, Critical Area reports are required when wetlands, streams, habitat conservation areas, geologically hazardous areas, shorelines, or aquifer recharge areas are located on or near a site. Critical area mitigation plans may also be required, depending on the project proposal. See Anacortes Municipal Code Ch. 19.70 for additional information.
- B. **PARKING STUDY:** A parking study may be required to determine the parking requirements for a specific use, adjusting minimum and maximum quantitative parking requirements, determining times of peak demand, and determining impacts to on-street parking in the vicinity of a proposed development. See AMC 19.64.020 for more info.
- C. **CULTURAL RESOURCES REPORT:** For more information on cultural resource surveys contact the Washington Department of Archaeology and Historic Preservation (<http://www.dahp.wa.gov>)
- D. **OTHER TECHNICAL REPORTS MAY BE REQUIRED TO DETERMINE /ENSURE CONFORMANCE WITH CUP CRITERIA.**

PROJECT NARRATIVE REQUIREMENTS

GENERAL INFORMATION	
This form is intended to assist applicants in creating complete project narrative for site plan and building design review. Please fill in each space with the requested information.	
PROJECT DESCRIPTION – Required for all project types	
A. If a neighborhood meeting was held, provide the date held, general items of discussion at the meeting, and how the project proposal has been modified since the meeting, if applicable.	
	10/18/22 Informational meeting with neighbors to inform them of proposed Bed and Breakfast
B. Proposed use of the Site per AMC Table 19.41.040 or 19.41.050 and any special use provisions that apply. (see AMC 19.43 – 19.48)	
	N/A
C. Current use of the Site. Date of construction for any existing structures on site, and whether they are to be removed or retained.	
	Personal residence
D. Description of the site's physical characteristics, including special site features (such as wetlands, water bodies, steep slopes, or other critical areas).	
	N/A
E. Current uses and special site features of surrounding properties.	
	N/A
F. Description of general design techniques you considered to implement low impact development (see AMC 19.76.050(A) and (B)) in the design of your project site and proposed stormwater facilities necessary for compliance with AMC 19.76 Stormwater.	
	N/A
G. Description of the proposed form and intensity of the proposed development (height, setbacks, lot coverage, etc.). (See AMC 19.42.)	
	N/A
H. Identification of the site's block frontage designation(s) and description of project conformance. (see AMC 19.61)	
	N/A
I. Description of the proposed building design, including a description of conformance with building massing and articulation, building details, building materials, and blank wall treatment requirements. (See AMC 19.63). Note: If you are proposing any departures, you must attach the applicable form.	
	N/A

J.	Description of proposed parking for vehicles and bicycles, including provisions for guests, shared parking. (see AMC 19.65)
	Two available guest parking spaces located in gravel area at northeast corner of property. See attached site plan.
K.	Describe existing and proposed site access from public streets and any proposed street and/or pedestrian improvements.
	Property access off Morrison Court
L.	Estimated quantities and type of materials involved if any fill or excavation is proposed.
	N/A
M.	Number, type, and size of trees to be removed.
	0
N.	Description of existing site utilities and proposed utilities, including extensions, upgrades, relocations, etc. (see AMC 19.52 Underground Utilities).
	N/A
O.	Explanation of any land to be dedicated to the City.
	N/A

CONDITIONAL USE PERMIT CRITERIA

GENERAL INFORMATION	
The following section is intended to help you provide information about your project's compliance with the CUP criteria. Please fill in each space with responses that demonstrate how your proposal complies with all each criteria found in AMC 19.36.040.	
P.	How will the proposed conditional use comply with any specific requirements for the use found elsewhere in Title 19 Development Regulations?
N/A	
Q.	Describe how access to the site is appropriate considering the anticipated volume of traffic resulting from the use.
I do not anticipate more than one vehicle entering or exiting property in any 24 hour period.	
R.	Describe how off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.
N/A	
S.	Describe the location and intensity of outdoor lighting and how casting of light on adjacent, adjoining, or neighboring properties will be avoided.
All existing lighting conforms with Anacortes city residential code.	
T.	Describe the hours and manner of operation of the proposed use, including anticipated noise generation, and how these will not be inconsistent with adjacent or nearby uses.
I anticipate guest check-in approximately 3pm, check-out 11 a.m. I do not anticipate excessive noise from guests.	

U. Describe existing or proposed public facilities that will serve the use and whether they are adequate to serve the proposed use.

N/A

V. Describe the physical conditions of the site, including size, shape, topography, and drainage and their suitability for the proposed development.

N/A

W. Describe any other factors deemed relevant to the decision-maker.

I expect little to no impact on the neighborhood. I will be permanently on site to welcome guests and attend to them. It is in my best interest as well as the interest of my neighbors to ensure that my guests are respectful of both my home and that of my neighbors.



NOTICE OF APPLICATION

including written comment period and
Public Hearing

SCAN HERE TO VIEW
Application Materials:



File Number: CUP-2022-0005

Property Owner: Ellen Baglien and Wayne Sabo

Applicant: Ellen Baglien

Date of Application: October 28, 2022

Date of Completeness: November 10, 2022

Date of Notice: November 30, 2022

Project Location: 2812 Morrison Court, Anacortes, WA

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The property owner and resident of 2812 Morrison Court has applied for a Conditional Use Permit to operate a Bed and Breakfast from their residence. The Applicant is proposing the use of one (1) existing bedroom in the residence for the bed and breakfast use. The Applicant will remain residing on premises and will operate the bed and breakfast per Anacortes Municipal Code (AMC) standards which can be found online at [anacortes.municipal.codes/AMC/19.44.050\(B\)](http://anacortes.municipal.codes/AMC/19.44.050(B)).

Required Project Permits/Approvals: The following may be required in addition to the above: City of Anacortes Business License, Fire Department inspection.

SEPA Review: The proposal is exempt from SEPA review.

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Written comments on the proposal must be submitted before **5:00pm on December 14, 2022**, but verbal comments will be accepted until the close of the Open-Record Public Hearing.

Public Hearing: Planning Commission Pre-Decision Open-Record Public Hearing – 904 6th Street, Council Chambers – **Wednesday, December 14, 2022, at 6:00 PM**
City Council Closed-Record Decision Hearing – 904 6th Street, Council Chambers – **Tuesday, December 27, 2022, at 6:00 PM**

- Virtual meeting participation instructions and connection information can be viewed here: anacorteswa.gov/700. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
- Members of the public who require special assistance to participate in or access the public hearing may contact the [City Clerk](mailto:CityClerk@cityofanacortes.org) 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may also be reviewed at anacorteswa.gov/161 by clicking “***View Current Projects***” and selecting the project file number.

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, *Appeals*.

For Project Information: Grace Pollard, Senior Planner; 360-299-1984, gracep@cityofanacortes.org; City of Anacortes Department of Planning, Community, & Economic Development, P.O. Box 547, Anacortes, WA 98221

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon, WA 98274
Ph. Fax: (907) 452-5054



STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
11/22/22	45993



NOTICE OF APPLICATION including written comment period and Public Hearing

CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
307832	NOTICE OF APPLICATION	11/30/22	11/30/22	2	\$178.64

File Number:
CUP-2022-0005

Property Owner: Ellen
Baglien and Wayne Sabo

Applicant: Ellen Baglien

Date of Application:
October 28, 2022

Date of Completeness:
November 10, 2022

Date of Notice:
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Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$178.64
Paid Amount: \$0.00

Amount Due: \$178.64

We Appreciate Your Business!

AD# 307832

SEPA Review: The proposal is exempt from SEPA review.

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Written comments on the proposal must be submitted before 5:00pm on December 14, 2022, but verbal comments will be accepted until the close of the Open-Record Public Hearing.

Public Hearing: Planning Commission Pre-Decision Open-Record Public Hearing – 904 6th Street, Council Chambers – Wednesday, December 14, 2022, at 6:00 PM
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**SCAN HERE TO VIEW
Application Materials:**



Ø Virtual meeting participation instructions and connection information can be viewed here: anacorteswa.gov/700. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.

Ø Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

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Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, Appeals. For Project Information: Grace Pollard, Senior Planner; 360-299-1984, gracep@cityofanacortes.org; City of Anacortes Department of Planning, Community, & Economic Development, P.O. Box 547, Anacortes, WA 98221

**Published
November 30, 2022
AA-307832**



CORRECTION

NOTICE OF APPLICATION including written comment period and Public Hearing

SCAN HERE TO VIEW
Application Materials:



File Number: CUP-2022-0005

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Required Project Permits/Approvals: The following may be required in addition to the above: City of Anacortes Business License, Fire Department inspection.

SEPA Review: The proposal is exempt from SEPA review.

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Written comments on the proposal must be submitted before **5:00pm on December 21, 2022**, but verbal comments will be accepted until the close of the Open-Record Public Hearing.

Open-Record Public Hearing: Planning Commission Pre-Decision Public Hearing – 904 6th Street, Council Chambers –
Wednesday, December 14, 2022, at 6:00 PM and
Wednesday, January 11, 2022, at 6:00PM

Closed-Record Hearing: City Council Decision Hearing – 904 6th Street, Council Chambers –
Monday, January 23, 2022, at 6:00 PM

- Virtual meeting participation instructions and connection information can be viewed here: anacorteswa.gov/700. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
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Planning Commission Agenda Bill

Meeting Date: December 14, 2022 **Agenda Item:** E.1.

Subject: Bonus height provisions in the R4 Use Zone west of the Commercial Use Zone, AMC 19.42.050 C

Staff Contact:

Approved for Submittal to Commission by

DON MEASAMER
LIBBY GRAGE
Grace Pollard
DON MEASAMER

Action Type

Discussion

Summary Statement: Due to neighborhood concerns regarding a 5-story building permit issued in the R4 Use Zone west of the Commercial Use Zone, City Council adopted Ordinance 3054, declaring an emergency and adopting a moratorium on the acceptance of land use applications proposing to use the bonus height provisions of AMC 19.42.050 C, 25% of the units not more than 600 square feet. The bonus height would allow for an additional 10 feet in height above the base height of 40 feet to 50 feet or 5 stories with a potential roof deck. The moratorium does not apply to the affordable housing bonus height provisions. The moratorium has been extended several 6 month periods since adoption on October 21, 2019 due to the Covid pandemic and staff workload.

Based on research during the development of the Housing Action Plan, since 2016 Anacortes has seen an average of 101 new dwelling units built per year. An acceleration of housing production is needed to meet the Comprehensive Plan's 2016-2036 target average of 131 units per year. Taller building heights make more efficient use of land, and there is a limited supply of buildable land. The potential for increasing the number of smaller units is important to provide housing which matches Anacortes's higher than average senior residents and people living alone.

Background: The R4 zone has a standard height limit of 40 feet, which has been in effect since 2008 (Ordinance 2794). Between 2008 and 1994, the height limit was 35 feet (Ordinance 2316). The City's 2019 development regulation update (Ordinance 3040), did not increase that standard height limit in the R4 zone, but did provide for a 10-ft increase in height over the standard height limit if (option 1) 25% of the total dwelling units contain 600 sq ft or smaller units; or (option 2) a qualifying number of affordable dwelling units is provided in the development. The bonus height provision now effectively allows for five-story development. The City's purpose in enacting the

bonus height provisions of AMC 19.42.050 was to incentivize the creation of new dwelling units that are either explicitly “affordable” (option 2), requiring monitoring and enforcement of rental prices of no more than 30% of the household income of households whose annual income is 50% or less of the area median income; or that are 600 sq ft or less (option 1), which have no explicit affordability requirements but are quite small and therefore highly likely to be less expensive than normal-size newly constructed dwelling units and will add more to the supply of housing in the city than larger units. When supply increases, prices decline. The City’s purpose in providing for the bonus height incentive in the Commercial, Central Business District, and R4 zones was to allow for the most intense development in the City to occur in areas where services are most available (e.g., access to food, shopping, and transit) and where existing commercial development is most likely to occur, especially in the downtown core and areas between Commercial Ave and “R” Avenue. The City did not limit such new development to only one area, because that would reduce the likelihood that new development would occur. The westerly portion of the Residential High Density District (the “R4 zone”) (shown in purple on the attached map) is bounded by “O” Avenue on its eastern edge for the first four and a half northern blocks, then jogs a half block toward Commercial Avenue and continues southward through the middle of the block between “O” and Commercial until it reaches the Medical Overlay zone.

Previous Action: City Council adoption of Ordinance 4031, October

Competing Viewpoints Considered: Based on public comments, all view points are considered.

Recommended Motion: Provide directions to staff on the preferred option to move forward with

Alternative Actions: NA

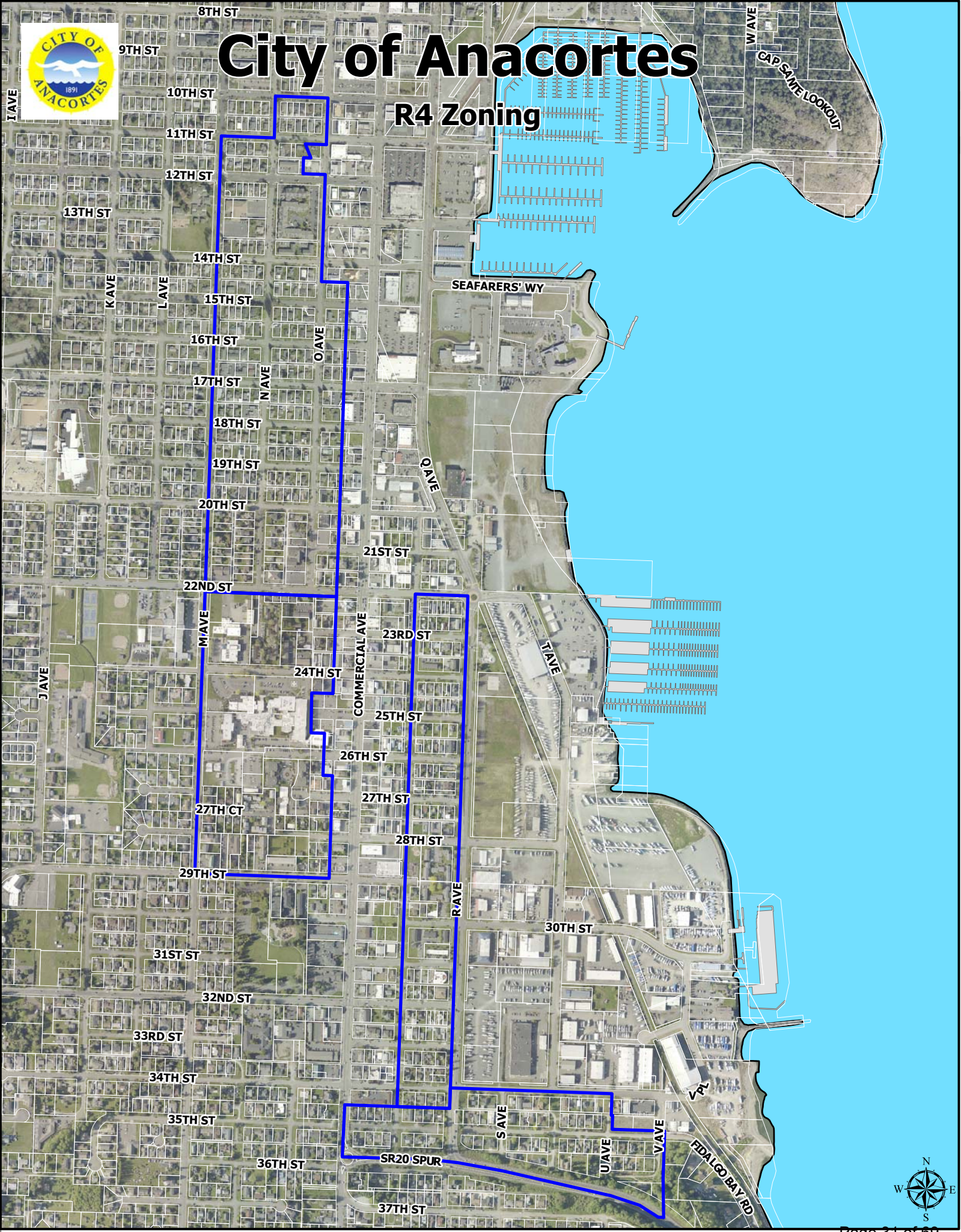
Attachments (listed in order presented):

1. R4 Zoning Map
2. R4 Zone Bonus Height Draft Concept Discussion PWR PT Version III
3. R4 Concepts
4. Concept Maps
5. Anacortes R4 Zone Bonus Height Memo
6. Zoning-HeightRestrictions
7. R4 Bonus Height Comment



City of Anacortes

R4 Zoning



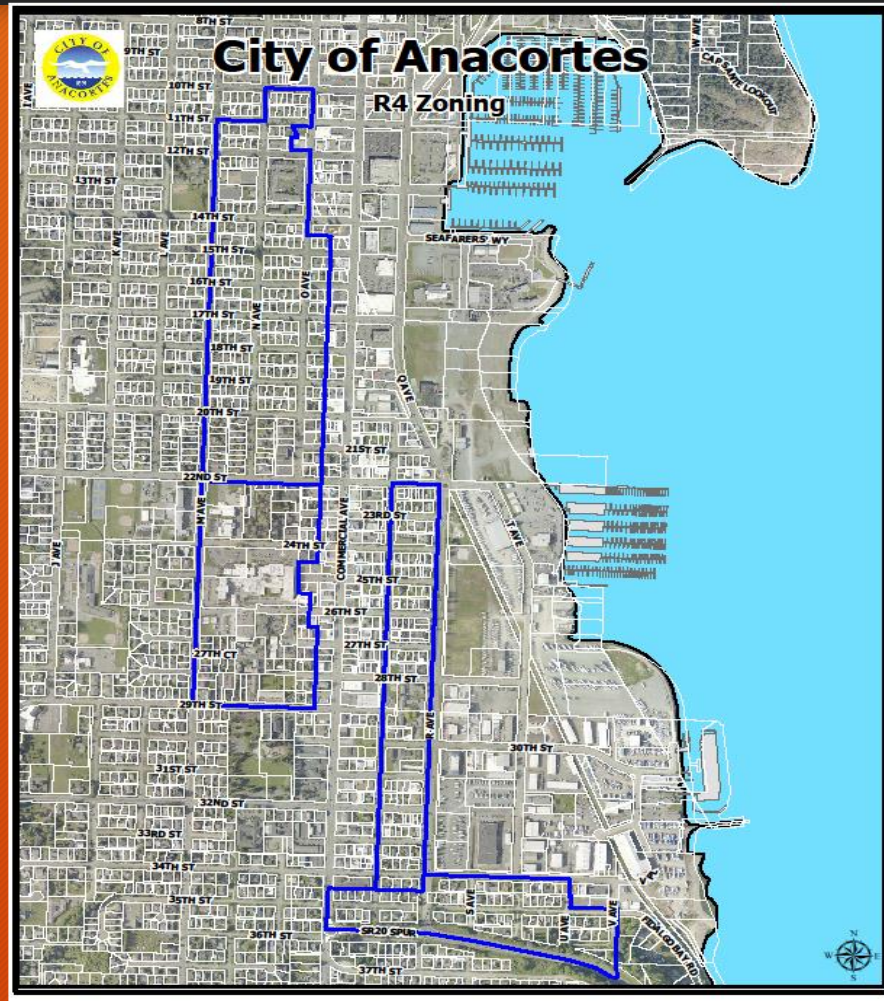
R4 Zone Building Height

Planning Commission
September 2022

Why Are We Here?

- **Ord. 3040** (Effective 8/5/19)
 - Major Code Rewrite
 - Adoption of height bonus option in several zones, including R4
- **Development application submitted**
 - 50' tall apartment building in R4 zone west of Commercial Zone, based on bonus height provisions of AMC 19.42.050.
- **Concerns expressed by community members**

R4 Use Zone



AMC 19.42 Bonus Incentives

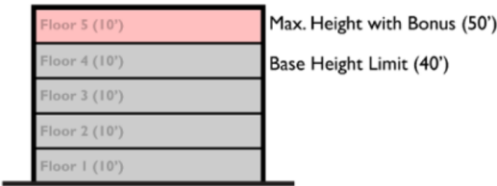
19.42.050 Bonus incentives in the R4, C, and CBD zones.

This section was recently added by Ordinance 3040, codified in November 2019.

- A. *Purpose.* To allow flexibility in building height in exchange for the integration of affordable dwelling units into the development.
- B. *Applicability.* Height bonuses are available to development in the R4, C, and CBD zones as established in this chapter, provided it complies with one of the affordable housing options in this section.
- C. *Option 1: Small Units.* Developments where at least 25 percent of the total dwelling units contain no more than 600 square feet of gross floor area qualify for the height bonus.
- D. *Option 2: Affordable Units.* Developments that integrate affordable dwelling units per the standards below qualify for the height bonus.
- For every three dwelling units occupying floor area above the base height limit, at least one affordable dwelling unit must be integrated into the development. Dwelling units larger than 1,400 square feet (leasable/living area, excluding common hallways) qualify as two standard dwelling units. Note: Applicable floor area over base height limit refers to any floor-to-ceiling space of applicable dwelling units or shared recreational or amenity space that exceeds the base height limit established in Tables 19.42.020 and 19.42.030. See Figure 19.42.050 for an example.
 - For every 2,000 square feet of shared recreational or amenity space that is integrated into floor area that occupies space above the base height limit, at least one affordable dwelling must be integrated into the development.

Figure 19.42.050

Height bonus example—How affordable housing requirements are measured.

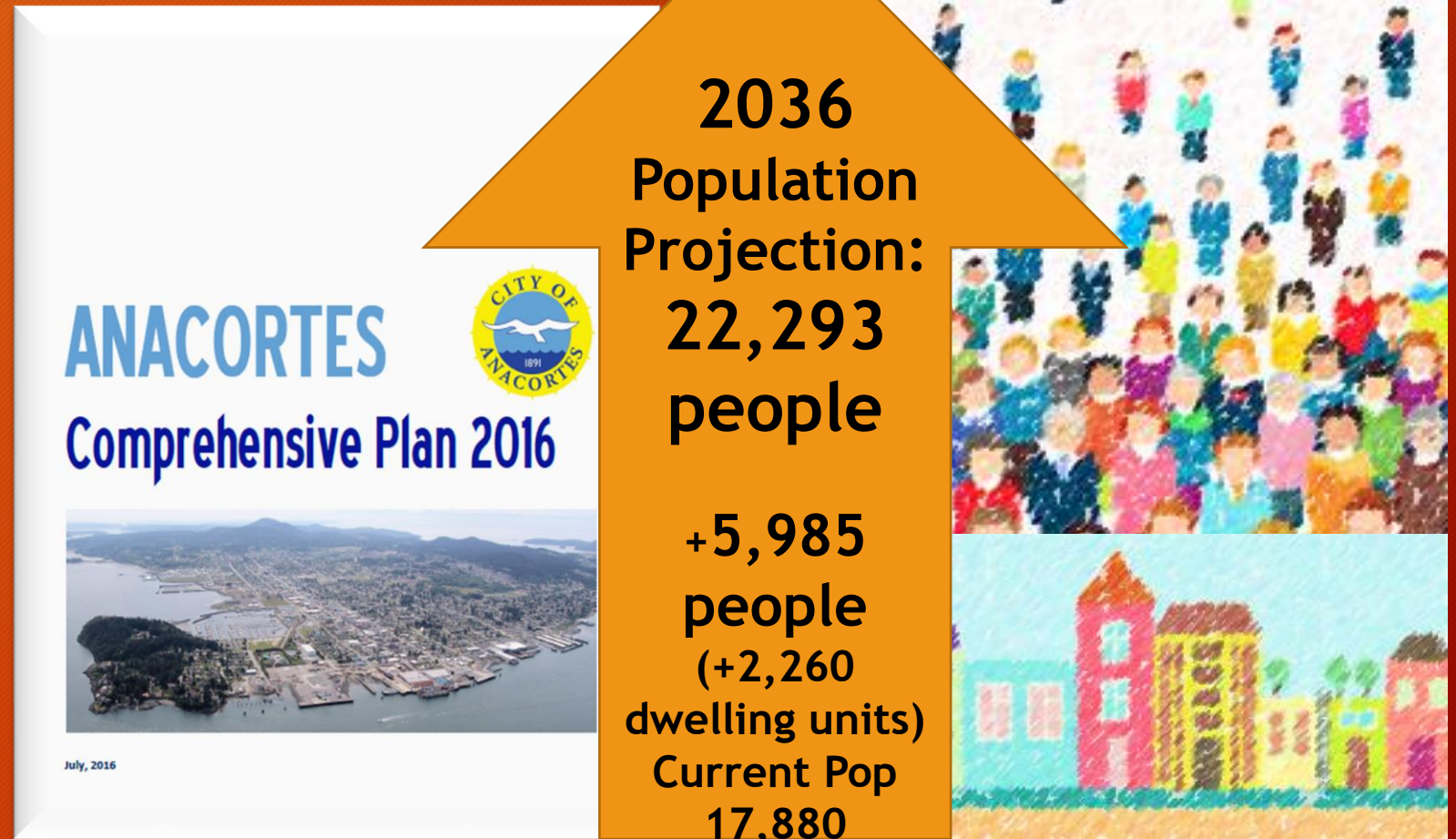


The example building in the R4 zone contains one floor that exceeds the base height limit. The table below illustrates what is included on each floor and the number of required affordable units that are required to be integrated.

Floor	Floor statistics	Number of required affordable units (to be integrated on any floor in the building)
5	2 dwelling units (average 2,250 sq. ft.) + 3,000 sq. ft. shared recreation/amenity space	= 2 affordable units min.
4	8 dwelling units (average 938 sq. ft.)	None required
3	10 dwelling units (average 750 sq. ft.)	
2	10 dwelling units (average 750 sq. ft.)	
1	10 dwelling units (average 750 sq. ft.)	
Total		= 2 affordable units min.

Planning For the Future

Anacortes is planning for the future, consistent with the community's vision and values



- [illegible]

Diverse Housing Options



2019 Development Regulations Update

- Implementing key Comp. Plan land use and housing goals and policies
 - Changes to zone designations per the Comprehensive Plan
 - New standards for housing types, including small lot, accessory dwelling units, cottages, townhouses, apartments, condos
 - Expanded provisions for ADUs, including changes to height, parking, location standards
 - New site and building design standards
 - Parking code updates to bring requirements into alignment with actual parking demand needs
 - New affordable housing provisions and bonus incentives
 - E.g. Bonus height incentives

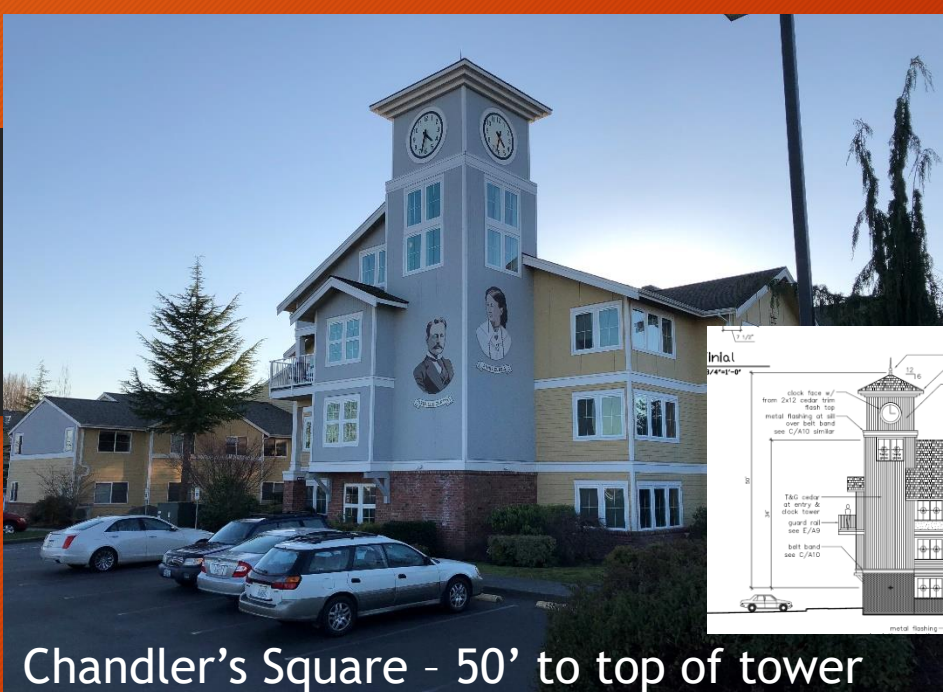
Multistory Building Construction Costs

Cost	Description
Land acquisition	Land acquisition costs
Public improvements	Street, alley, sidewalk, stormwater and other physical improvements can vary based on property location and context
Building construction	In general, multistory housing benefits from economics of scale (the bigger and taller the building, the cheaper it should be by the square foot). This is true up through about 3 floor. At four floors, additional factors increase dramatically (versus three), but only increase incrementally when a fifth level is added. 1. An elevator is required by code at 4 levels. (\$100,000 +) 2. Plumbing increases from residential to a commercial license, especially for mixed use 3. Electrical increases from residential to a commercial license, also with the addition of mixed use 4. Significant foundation and subsoil site work improvements may be needed to support additional point loads 5. Materials may no longer reach the upper levels even with larger mast-style forklifts and a material lift or crane must be installed and used. 6. All exterior work at upper levels (framing, windows, siding, painting, gutters, roofing, and vent trim) face both labor and material logistical challenges. These levels are now less - or inaccessible via a typical elevated work means. 7. A culmination of these factors also begin to change the size and capacity of subcontractors in the project, often increasing prices as a result.

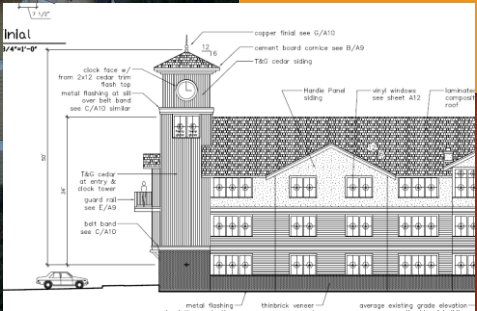
Examples of Existing Buildings



Anacortes Public Library - 40'



Chandler's Square - 50' to top of tower



Anacortes Family Center - 42' 7"



What & Where is the R4 Zone?

Residential High Density

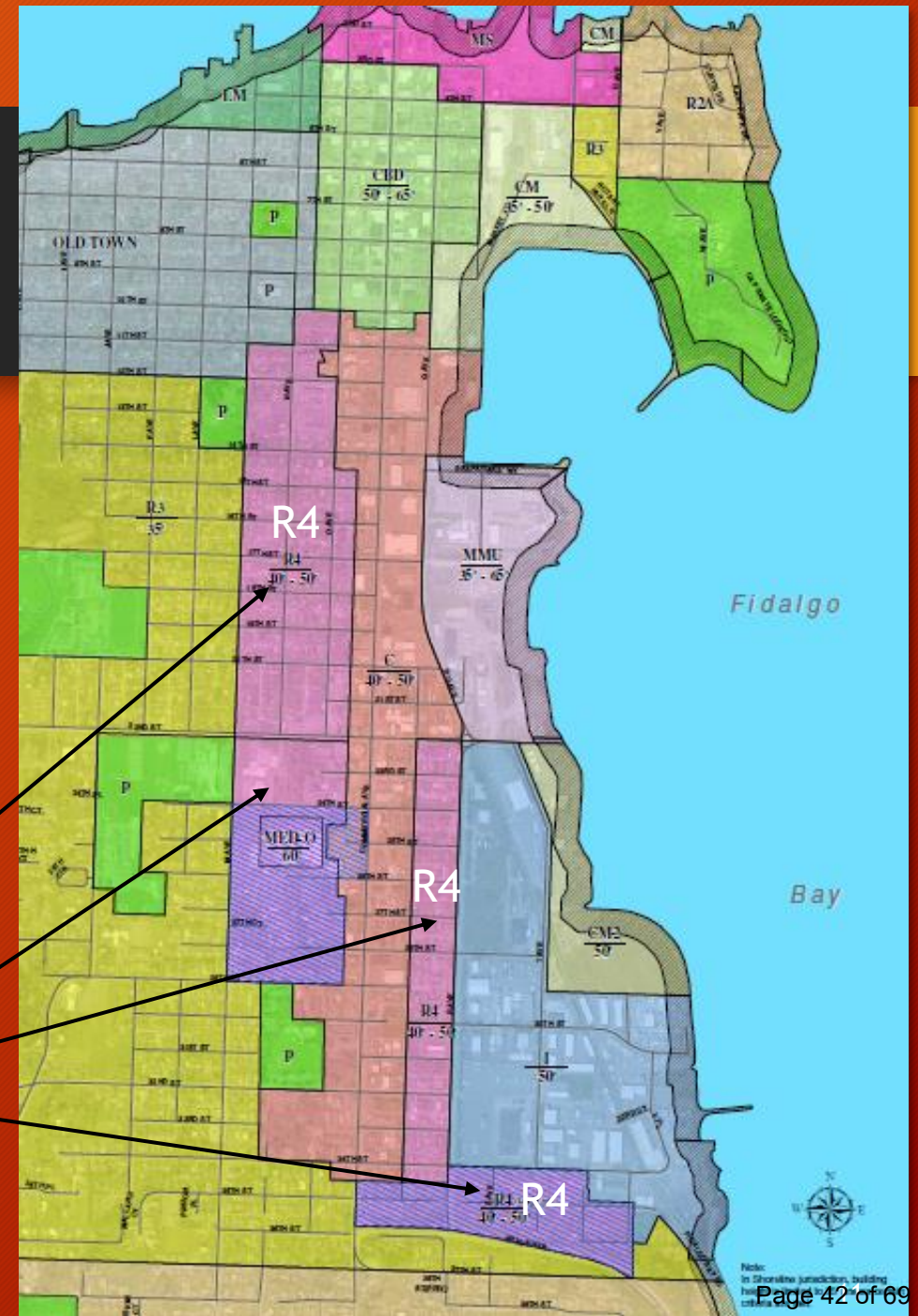
Purpose: This designation provides for urbanized areas with a mixture of multifamily dwelling units that are within walking distance of public transit and commercial/employment areas and/or community facilities. This designation creates a transition from high intensity uses, such as commercial or industrial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

Principal uses & density: A mixture of single and multifamily dwelling units. Some commercial uses may be permitted. There is no prescribed density limit, except in designated areas away from downtown and South Commercial Avenue (up to 18 dwelling units per gross acre).

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

R4
R4a

- R4 zone north of 22nd St. has been zoned R4 for several decades
- R4 zone south of 22nd Street are recently zoned R4 (changed from R3, R4A, R4B)

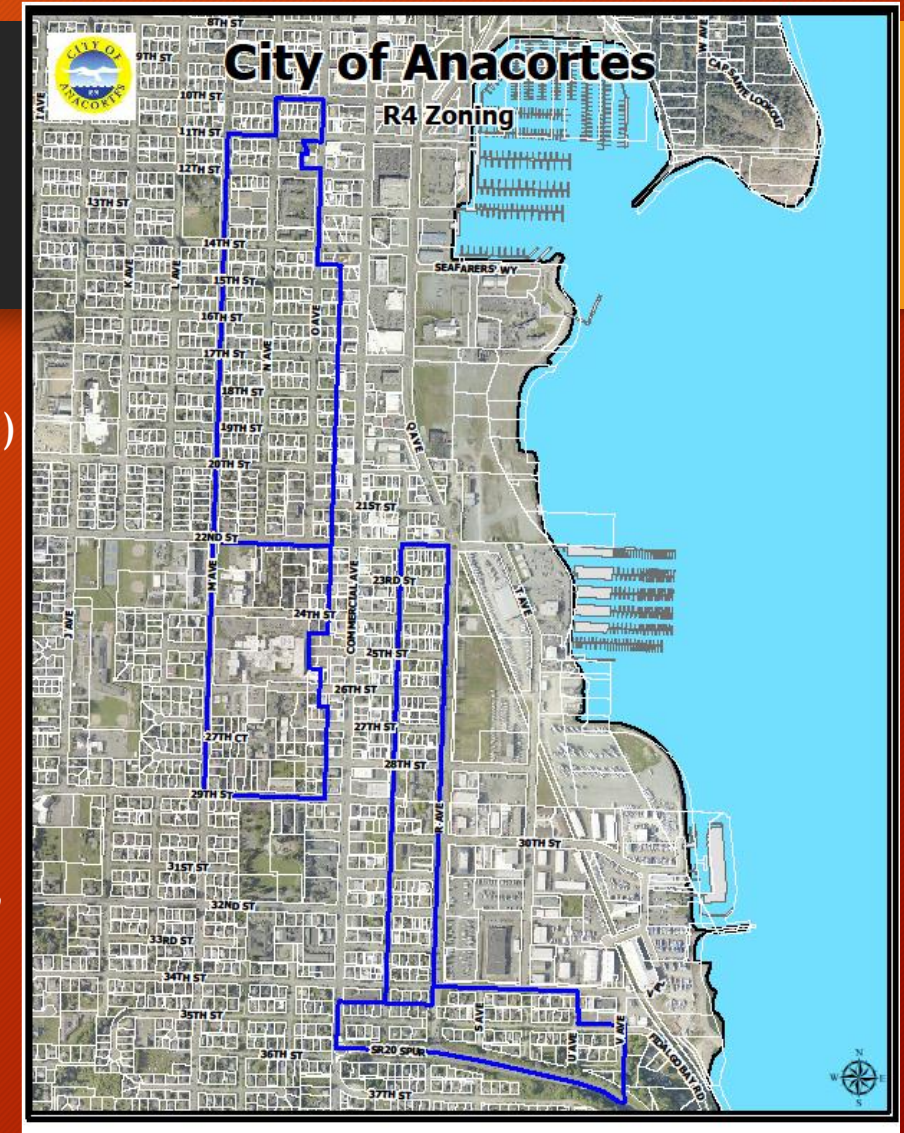


R4 Zone History

The area between 10th and 22nd has been designated Residential High Density (RH) Since at least 1978. Over time the form, intensity standards and permitted uses Have been adjusted.

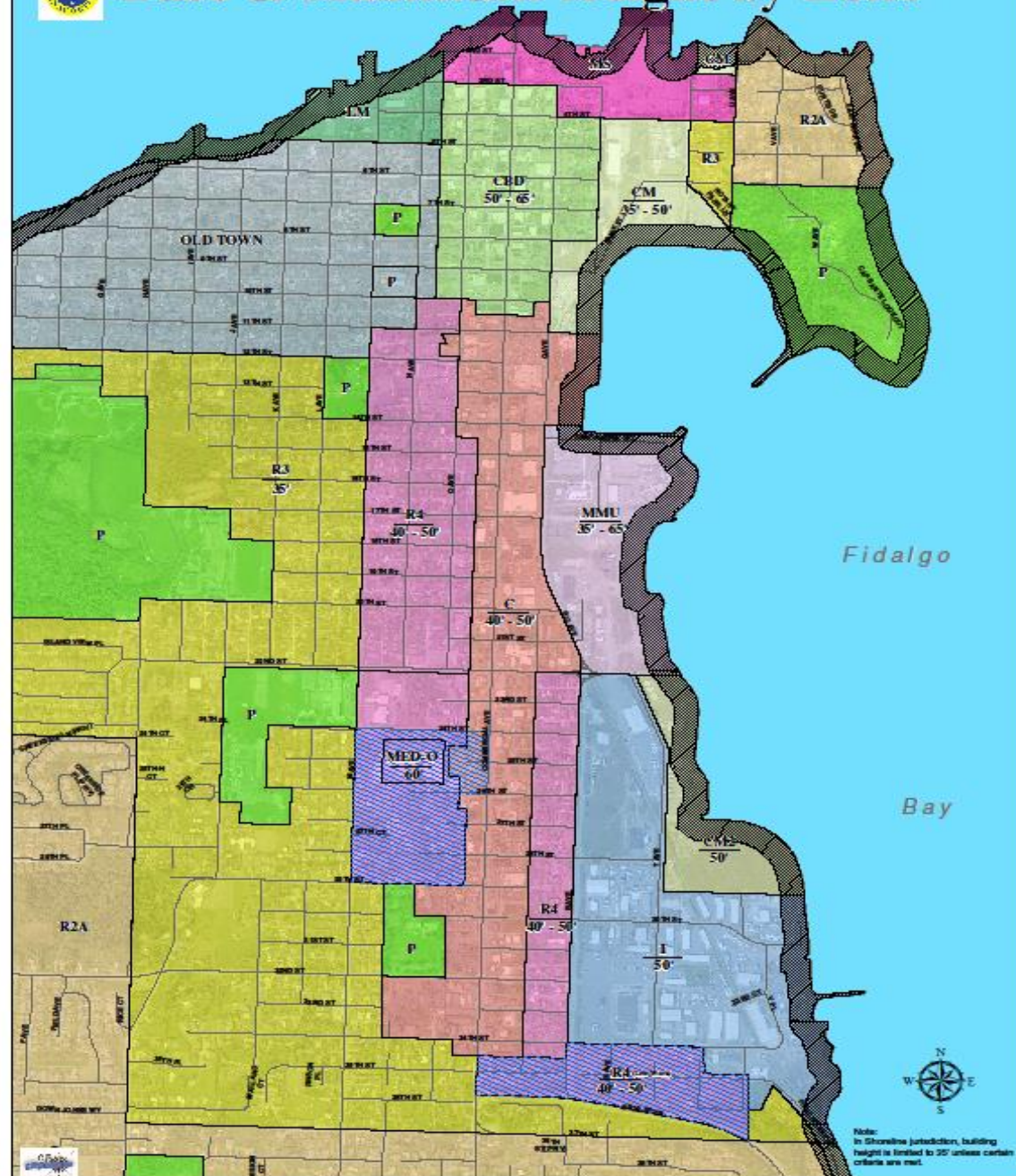
In 1994(Ord. 2316) permitted uses included SFRs, MFR, Boarding and rooming houses, clinics, beauty salons, hospitals,mortuaries, offices, galleries, schools, public facilities, parks and B&Bs. Maximum building heights 35' and 50 ' for non-residential space.

In 2008(Ord. 2794) the use and height standards were changed to remove offices, galleries, congregate care and assisted living and group homes from permitted uses. The maximum building height was changed to 40'.





Base & Maximum Height by Zone



Concepts Forwarded from City Council Meeting June 27, 2022

	Concept	Advantages	Disadvantages/ Challenges	Implementation
A	Rezone the ½ block between the Commercial zone and O Avenue from R4 to Commercial	- Commercial zone still allows single purpose multifamily - Increases development options for affected property owners - Makes some existing businesses conforming	- Makes existing SFRs/duplexes nonconforming - Extends potential for commercial development impacts closer to SFR neighborhoods - Does not address neighborhood's concerns about incompatibility, view blockages - Potential increase in commercial traffic on O Ave.	Requires comprehensive plan amendment (map at least) and rezone
B	Modify applicability of the bonus height provisions to only apply to R4 study area east of O Ave.	Increases housing supply adjacent to, employment, services, and transit	Does not address neighborhood's concerns about larger structure incompatibility, view blockages	Development regulation amendment
C	Modify applicability of the bonus height provisions to terminate at the east side of N Avenue.	Increases housing supply adjacent to, employment, services, and transit	Does not address neighborhood's concerns about larger structure incompatibility, view blockages	
D	Do not allow roof decks on buildings over a certain height	Results in more open space being provided on ground level, which may be more in keeping with surrounding neighborhood	Reduces developable area and may make feasibility more challenging	Development regulation amendment

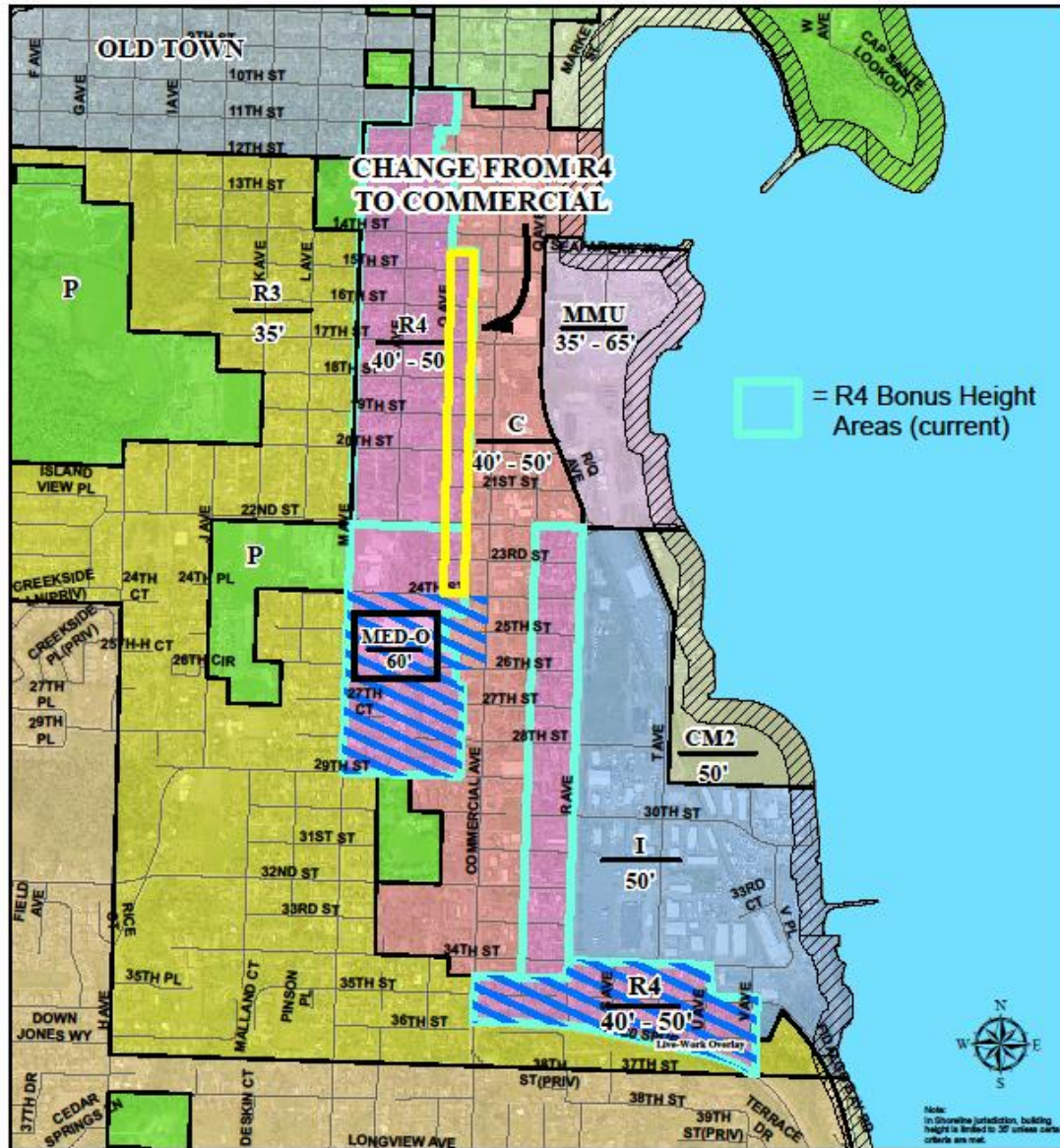
Concepts Discussion

E	Refine design standards to mitigate increased height impacts on streetscape and adjacent properties Consider upper story setbacks (all 4 sides or just street facade?)	May help lessen bulk/height impacts	Reduces number of units that can be developed	Development regulation amendment
F	Leave bonus height provisions in place with no changes	Encourages development of multifamily residences	May not address neighborhood concerns	No amendments to comp plan or development regulations
G	Possible combinations of concepts, change the ½ block of R4 east of O Ave to Commercial and only allow the bonus height in the Commercial Use Zone	Allows for the bonus height provisions in the commercial use zone and stops at O Ave	Would allow various commercial uses up to O Ave, such as offices, retail, personal services.	Comp Plan amendment and development regulation amendment
H	Other concepts generated by public comments and discussion			

Concept A

Description

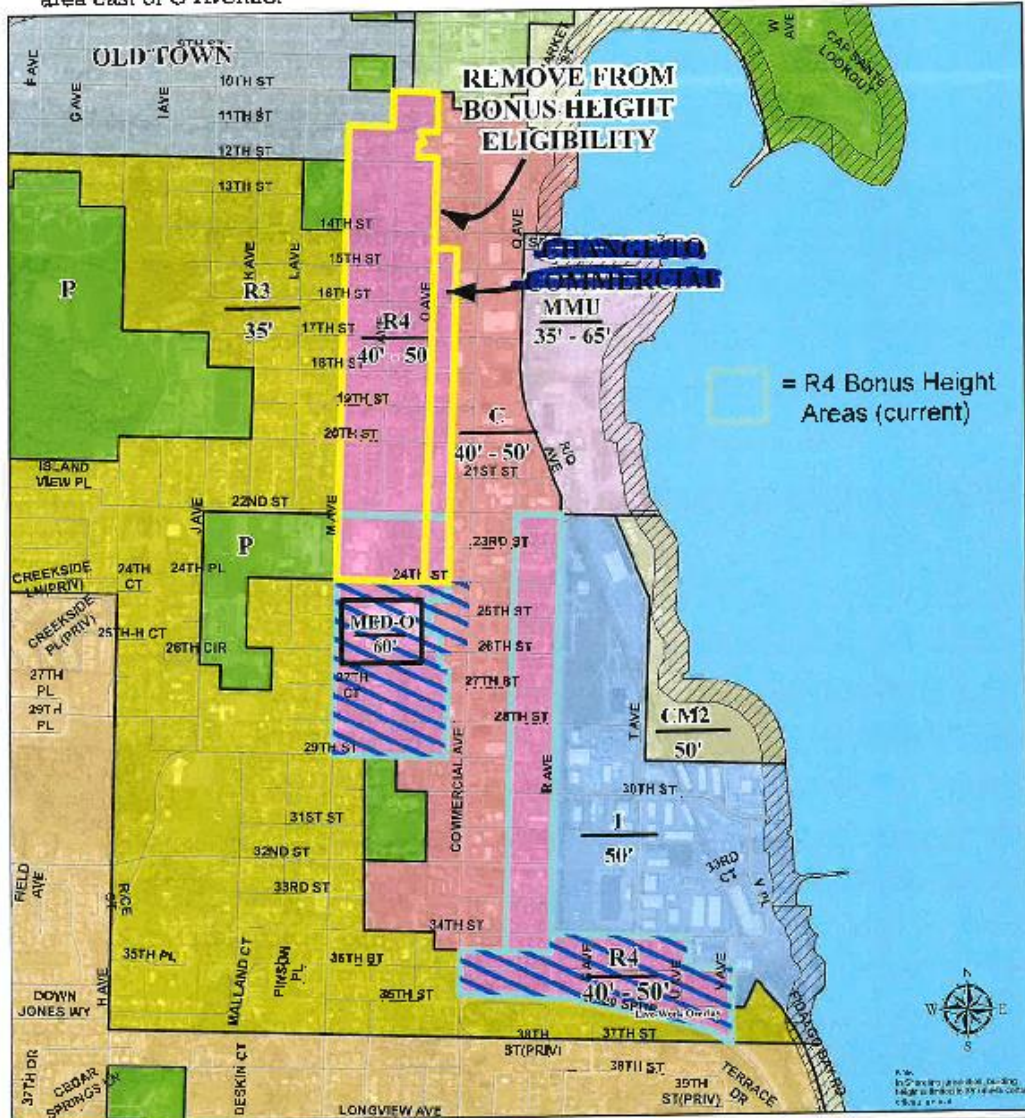
Rezone the 1/2 block between the Commercial zone and O Avenue from R4 to Commercial.



Concept B

Description

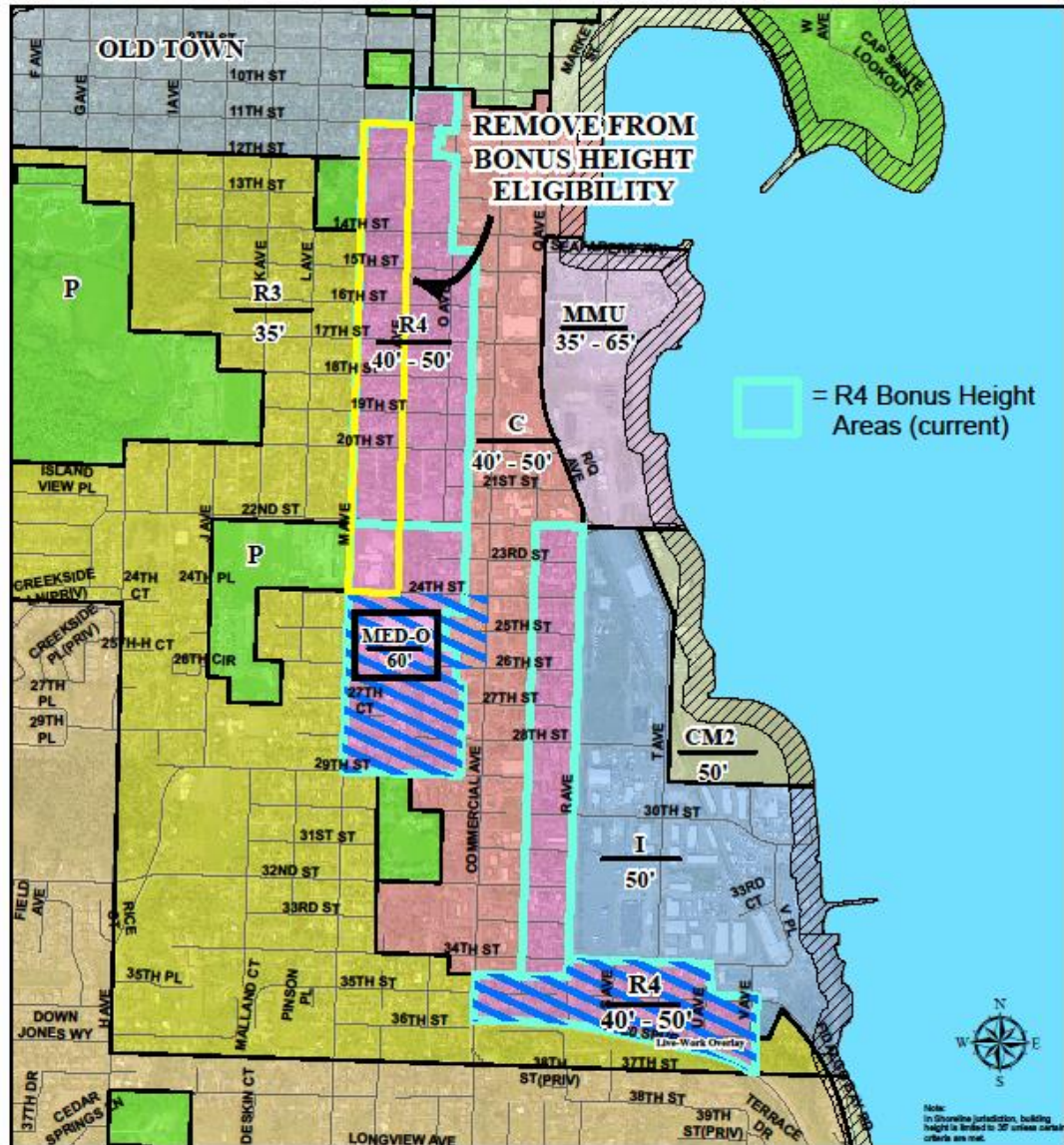
Modify the applicability of the bonus height provisions to only apply to R4 area east of O Avenue.



Concept C

Description

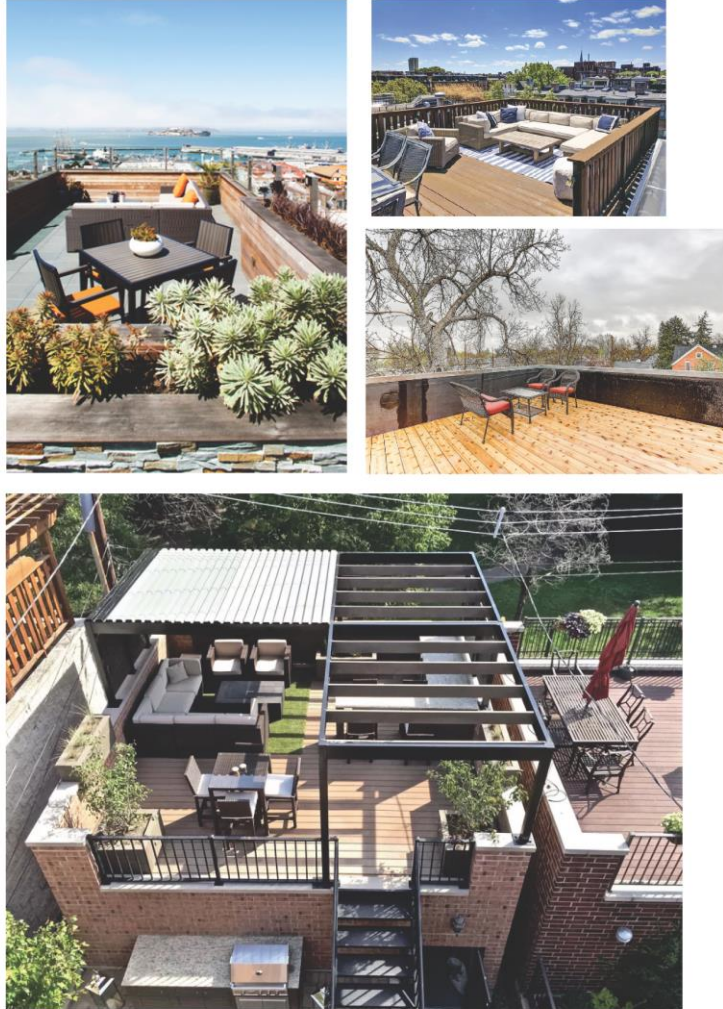
Modify the applicability of the bonus height provisions to terminate at the east side of N Avenue.



Concept D

Description

Do not allow roof decks on buildings over a certain height.



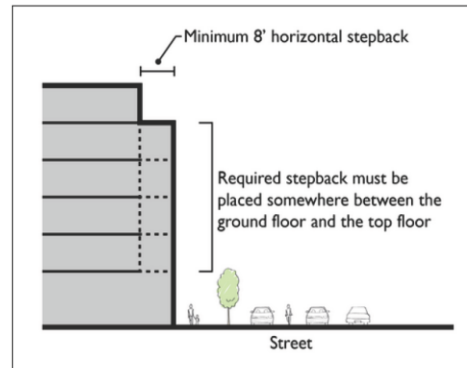
Concept E

Description

Refine design standards to mitigate increased height on streetscape and/or adjacent properties.

Examples of current standards in other zones that are applicable to taller buildings:

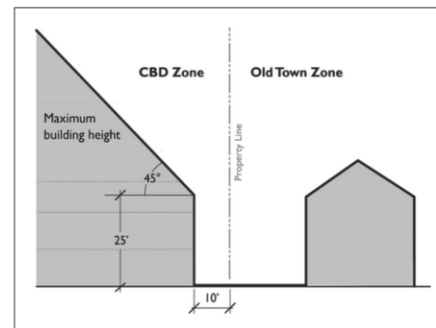
Illustration of required building setbacks for tall buildings.



Tall building setbacks currently apply to new buildings exceeding the base height in CBD and MMU zones.

Illustrating minimum interior side setbacks where CBD-zoned properties abut the OT zone.

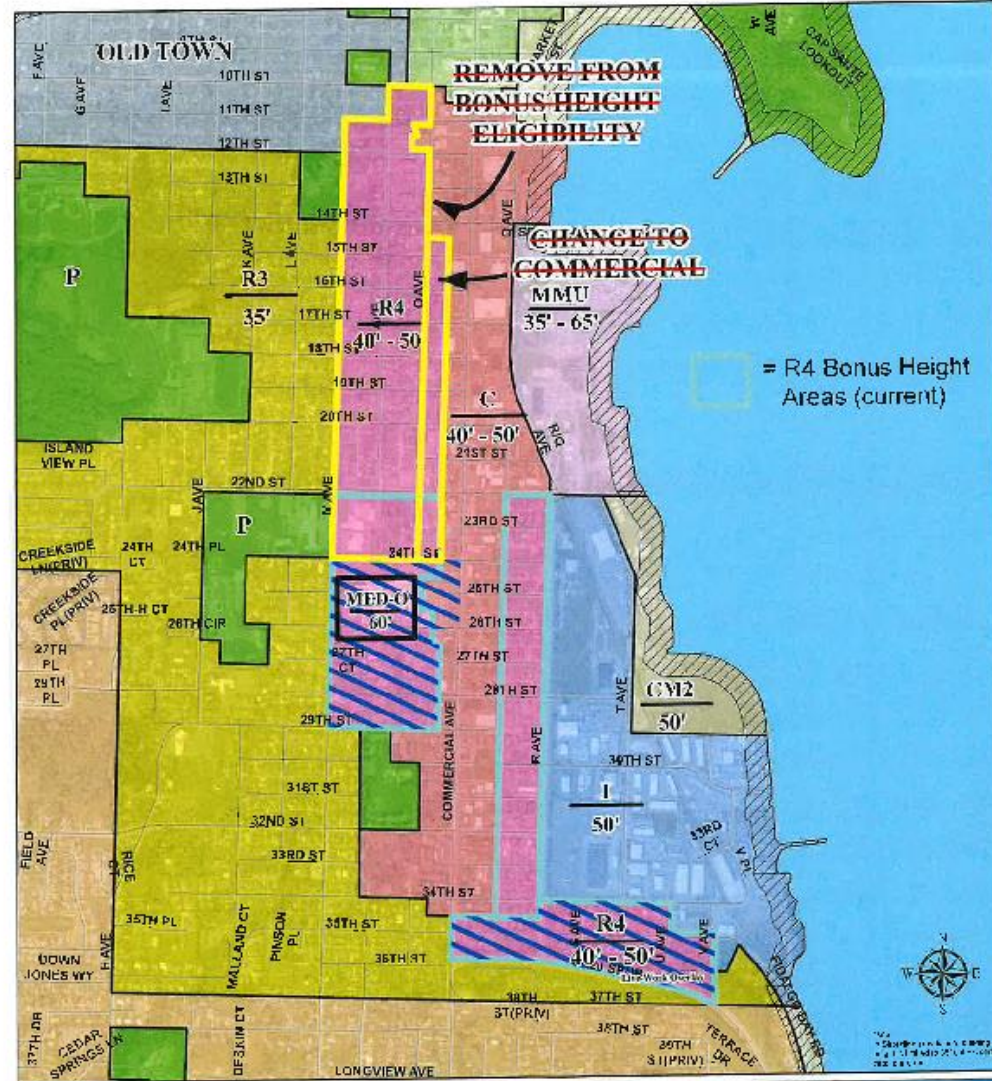
Increased side setbacks, including an increase at a 45-degree angle inward up to the maximum height apply to CBD-zoned properties abutting Old Town.



Concept F

Description

Leave Bonus Height provisions in place with no changes.

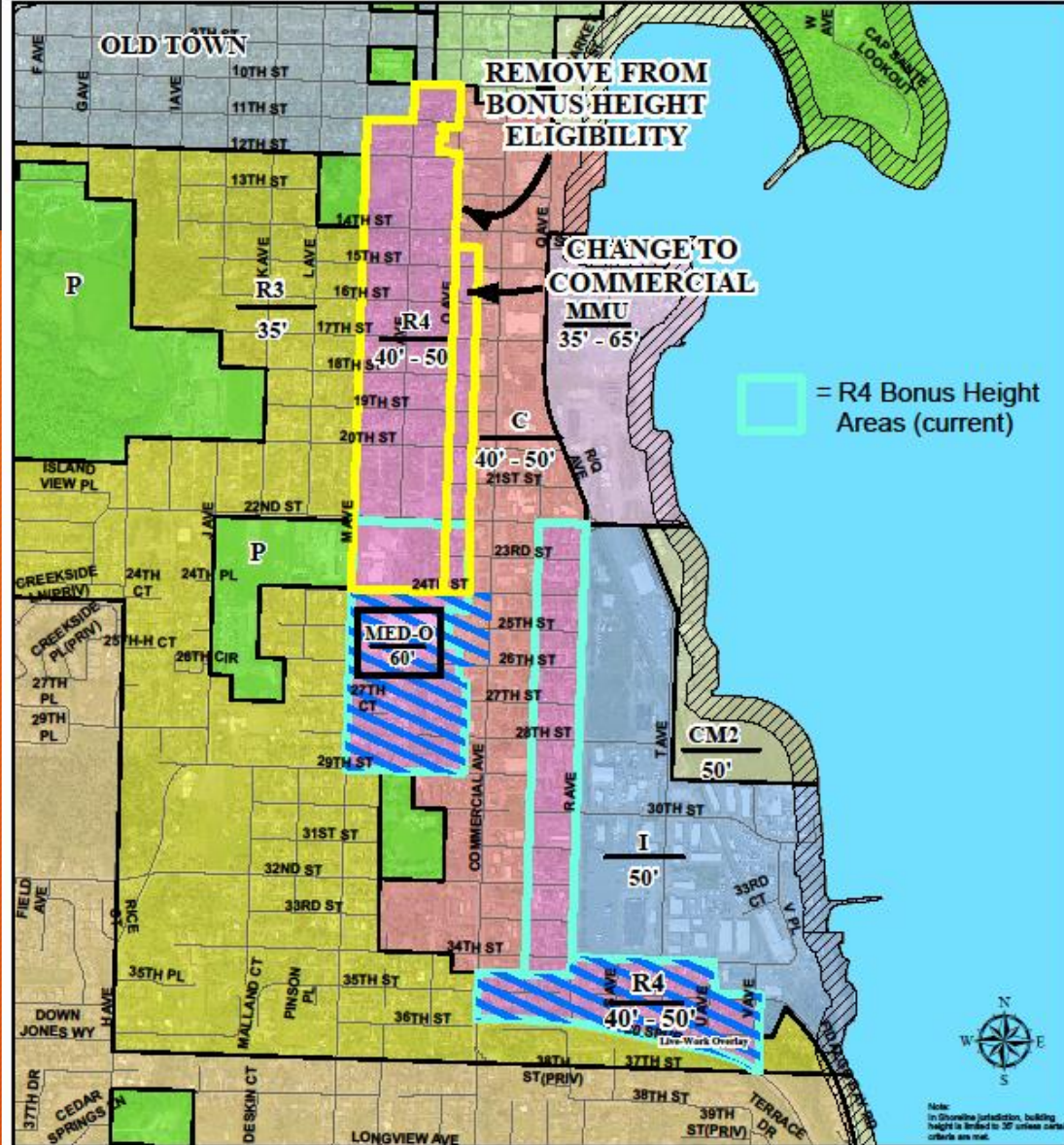


Anacortes R4 Zone Building Height Discussion

Concept G

Description

Combination of concepts.



Anacortes Housing Action Plan

During development of the Housing Action Plan it was identified that the average number of new dwelling units constructed yearly of 101 is well below the Comprehensive Plans 2016-2036 target average of 131 units per year to meet population growth.

Taller building heights make more efficient use of land, limited land left for single family units.

Median home sales price in Anacortes \$706,572, income needed to afford median home \$167,707, median income Aprx \$83,592

Vacancies among Anacortes's housing inventory very low, tight market and limited supply, lack of buildable land.

Recommendation from Makers to end Moratorium on bonus height therefore incentivizing construction of more dwelling units.

Staff recommendation to use concept B, Modify Bonus Height provisions to only apply to the R4 area East of O Avenue.

Schedule upcoming Public Hearing, 14 day comment period, SEPA as needed, Dept of Commerce submittal

Draft Ordinance for code amendment

Concepts - For Discussion

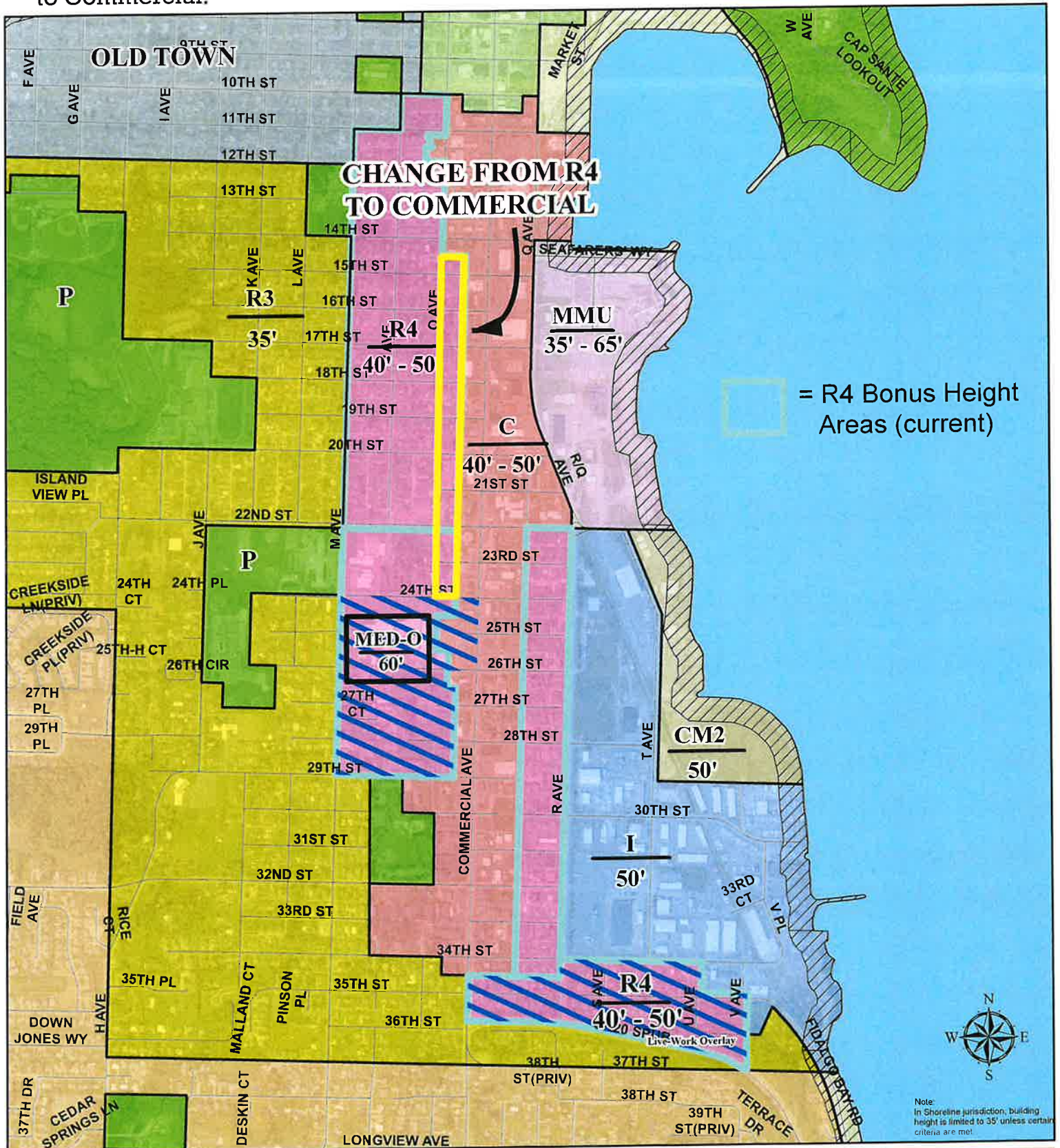
	Concept	Advantages	Disadvantages/ Challenges	Implementation
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H	Other concepts generated by public comments and discussion			

Concept A

Description

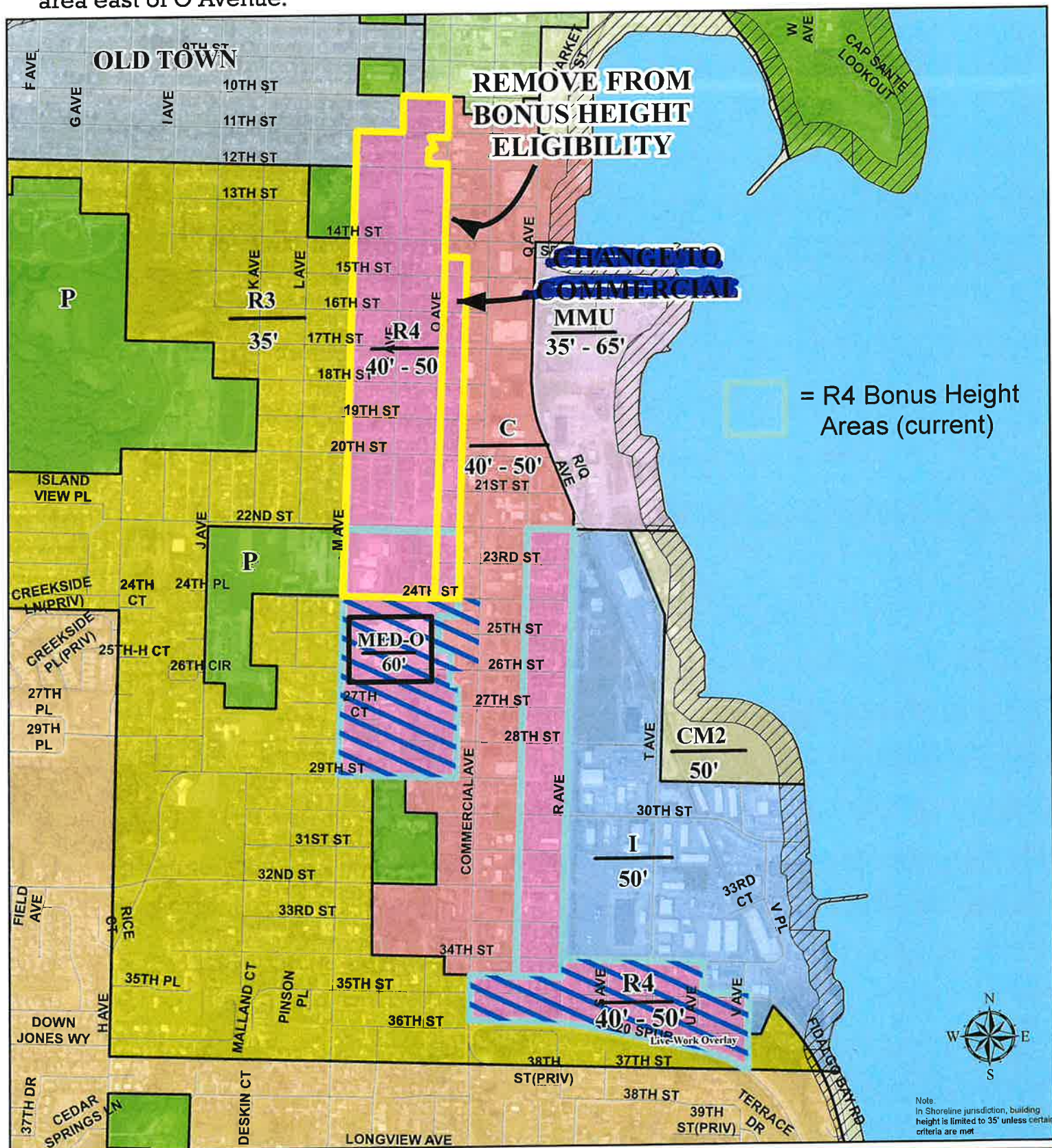
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Concept B

Description

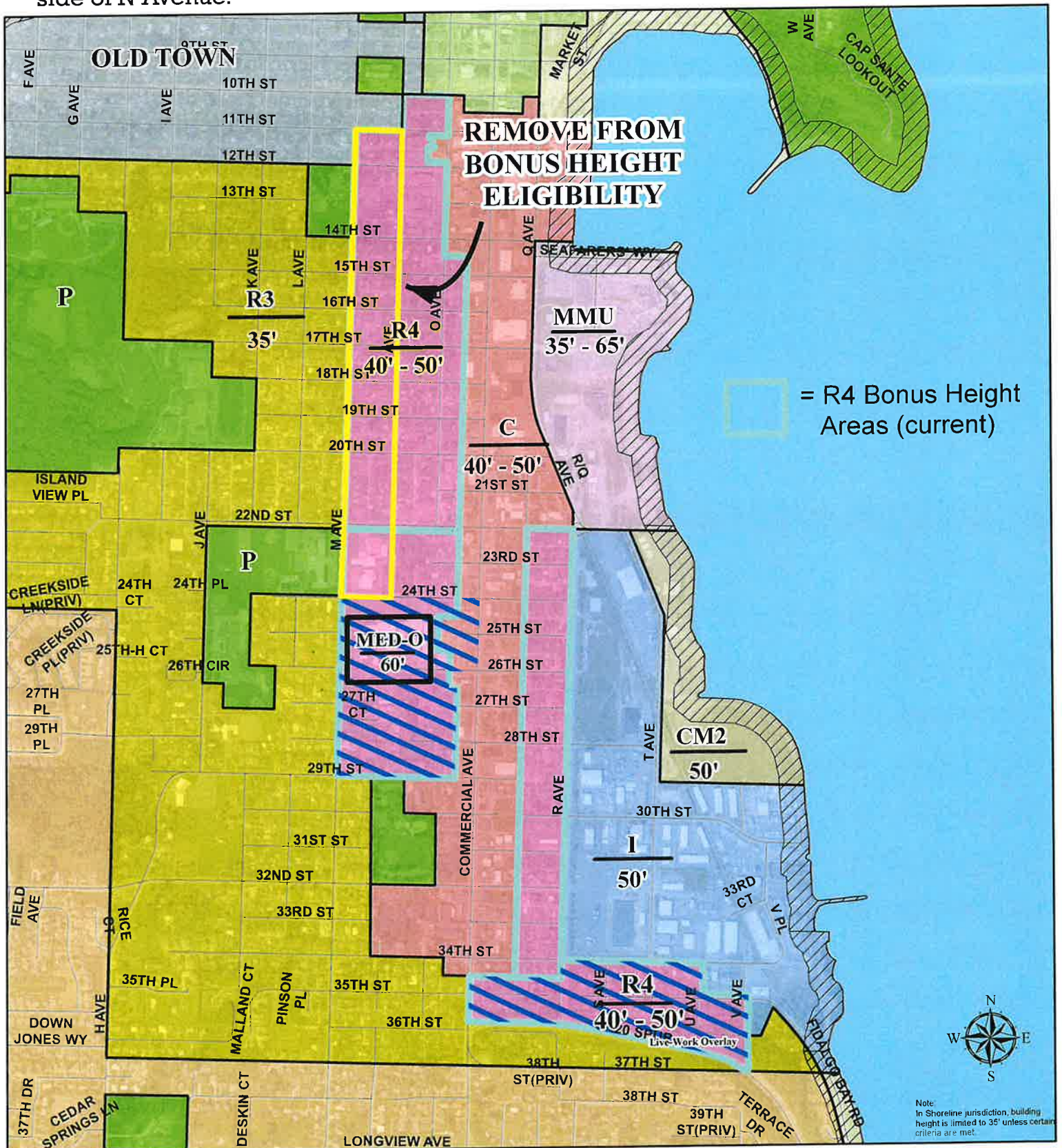
Modify the applicability of the bonus height provisions to only apply to R4 area east of O Avenue.



Concept C

Description

Modify the applicability of the bonus height provisions to terminate at the east side of N Avenue.



Concept D

Description

Do not allow roof decks on buildings over a certain height.



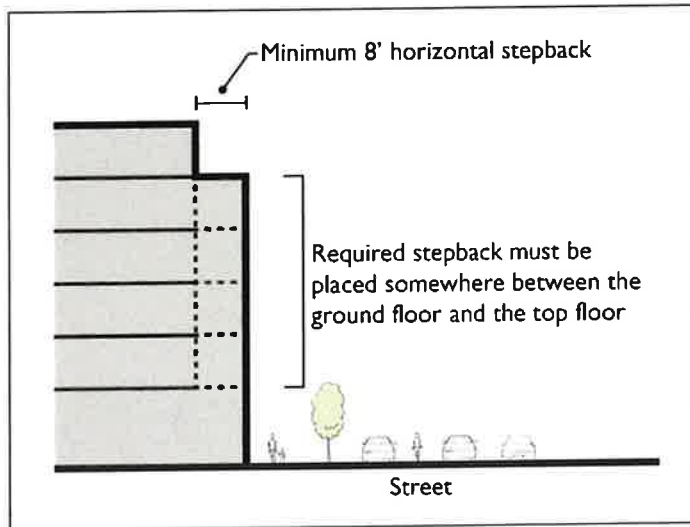
Concept E

Description

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Examples of current standards in other zones that are applicable to taller buildings:

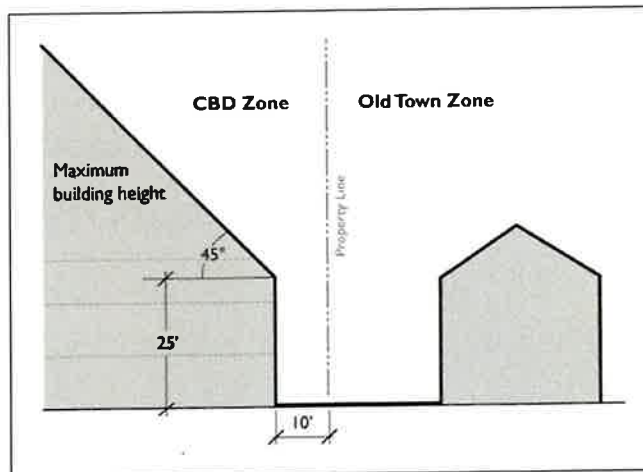
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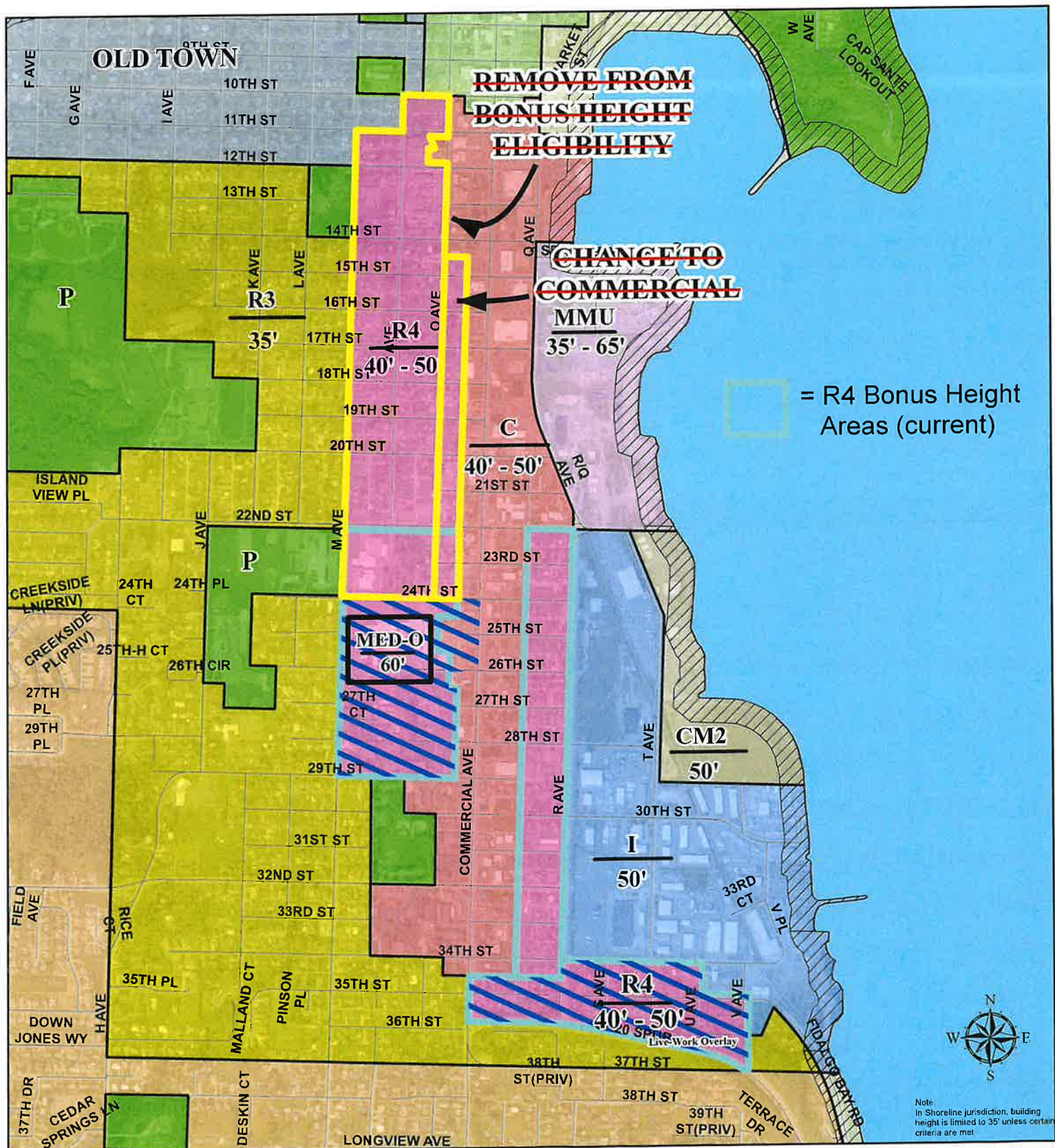
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Concept F

Description

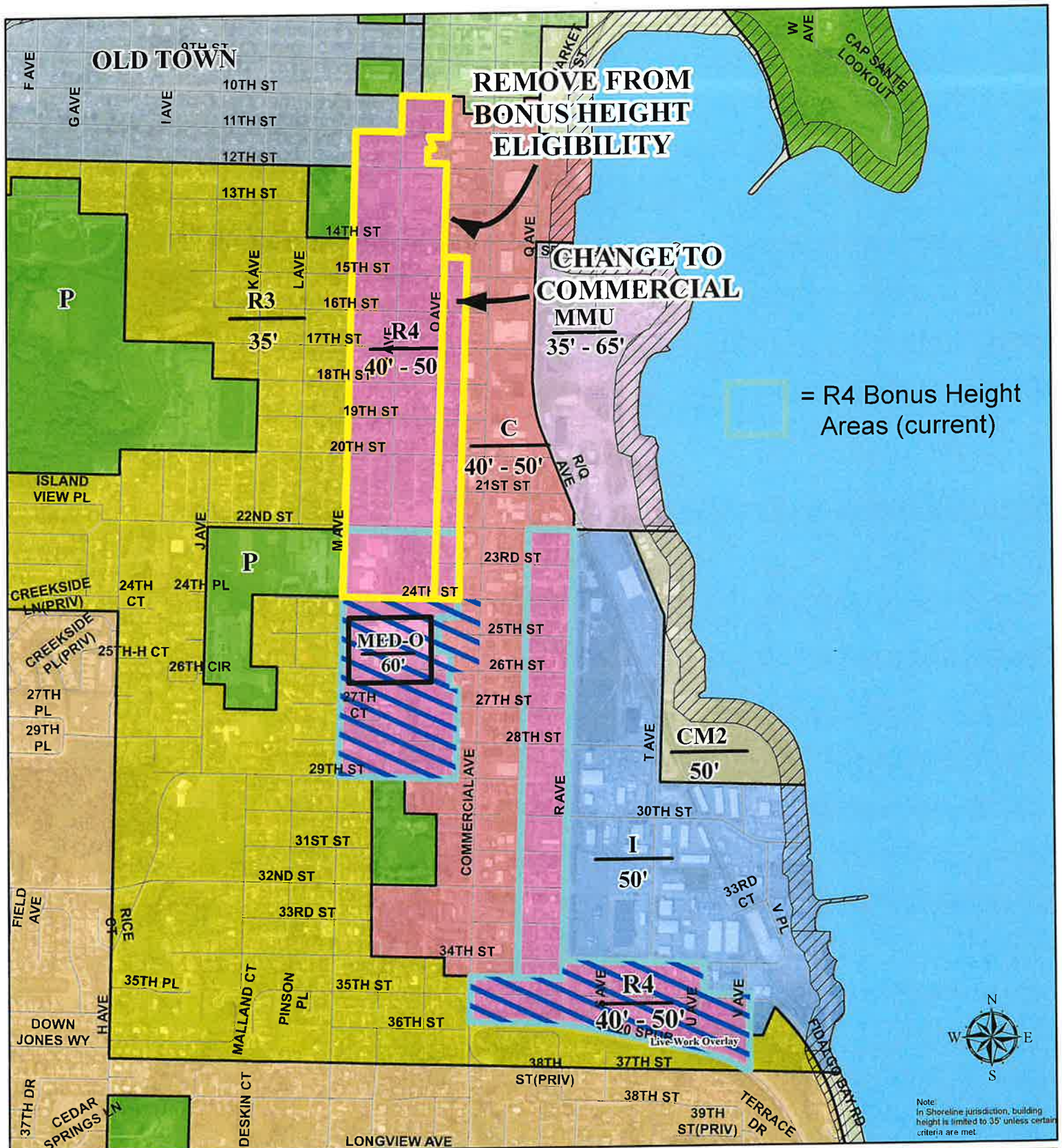
Leave Bonus Height provisions in place with no changes.



Concept G

Description

Combination of concepts.



Anacortes Housing Action Plan

R4 Height Bonus Moratorium - Memo

TO: Don Measamer, Anacortes Planning, Community & Economic Development Department

FROM: MAKERS Architecture & Urban Design and Leland Consulting Group

DATE: September 27, 2022

Background

MAKERS and LCG are working on the Anacortes Housing Action Plan and have been asked for recommendations on ending the moratorium for the height bonus in the R4 zone.

Recommendation

End the moratorium with no code changes.

Rationale

Anacortes needs more housing to meet demand and provide options to residents. The R4 bonus height program has clearly demonstrated its success in making progress on those objectives.

Ending the moratorium will likely encourage additional housing development. Four-story buildings (with a 40-foot height limit) are generally not economical with Anacortes's land values and the ongoing and unprecedented increases in construction costs (2021 multifamily construction costs were 23% higher than pre-pandemic 2019, and preliminary data for 2022 indicates an even greater jump).

Higher construction costs may require developers to build residential products that offer a greater return on investment. Per-unit rent is generally less for larger/taller buildings because more stories allows more units which can spread out the costs of construction. Per-square-foot construction costs are relatively constant for multifamily buildings between three and six stories.

Since 2016 Anacortes has seen an average of 101 new dwelling units built per year. An acceleration in housing production is needed to meet the Comprehensive Plan's 2016-2036 target average of 131 units per year. Taller building heights also make more efficient use of land, and Anacortes has perhaps 10-15 years of developable land remaining with current zoning. In addition, the potential for increasing the number of smaller units is important to provide housing which matches Anacortes's higher-than-average share of senior residents and people living alone.

Vacancies among Anacortes's housing inventory are very low, indicating a tight market and constrained supply. Figure 1 shows home values have been increasing at much greater rates than both rent and incomes in Anacortes. Home prices in 2020 were 70% greater than in 2012, while rent and incomes were about 25%

greater than in 2012. Up until 2018, Anacortes's median income growth lagged behind the rent increase, though recent stakeholder feedback suggests rent prices are now increasing faster than median incomes can keep up.

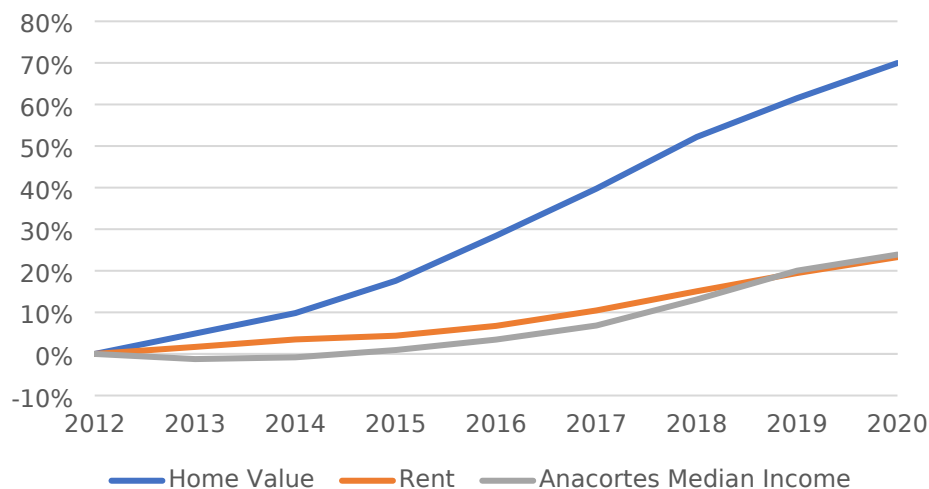


Figure 1. Home Prices, Rents, and Incomes in Anacortes, indexed to 2012. Source: Zillow 2020, ACS 2010-2020 5-Year Estimates

Figure 2 shows the relationship between what the typical Anacortes household earns in a year and the amount they would need to earn to afford the typical Anacortes home, given the most recent home price, interest rate, tax and income data available. The income needed to afford the median home in the city is about \$83,500 more than the median household currently earns. Or, to put it another way, the typical Anacortes household could afford a home worth about \$350,000, but the typical home in the city is worth over twice as much, at \$706,000.

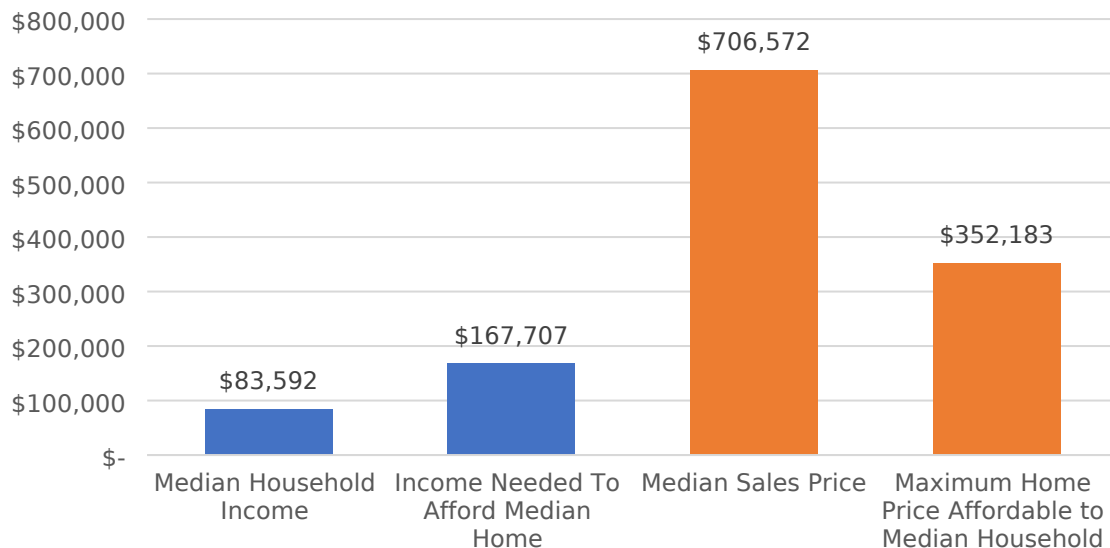
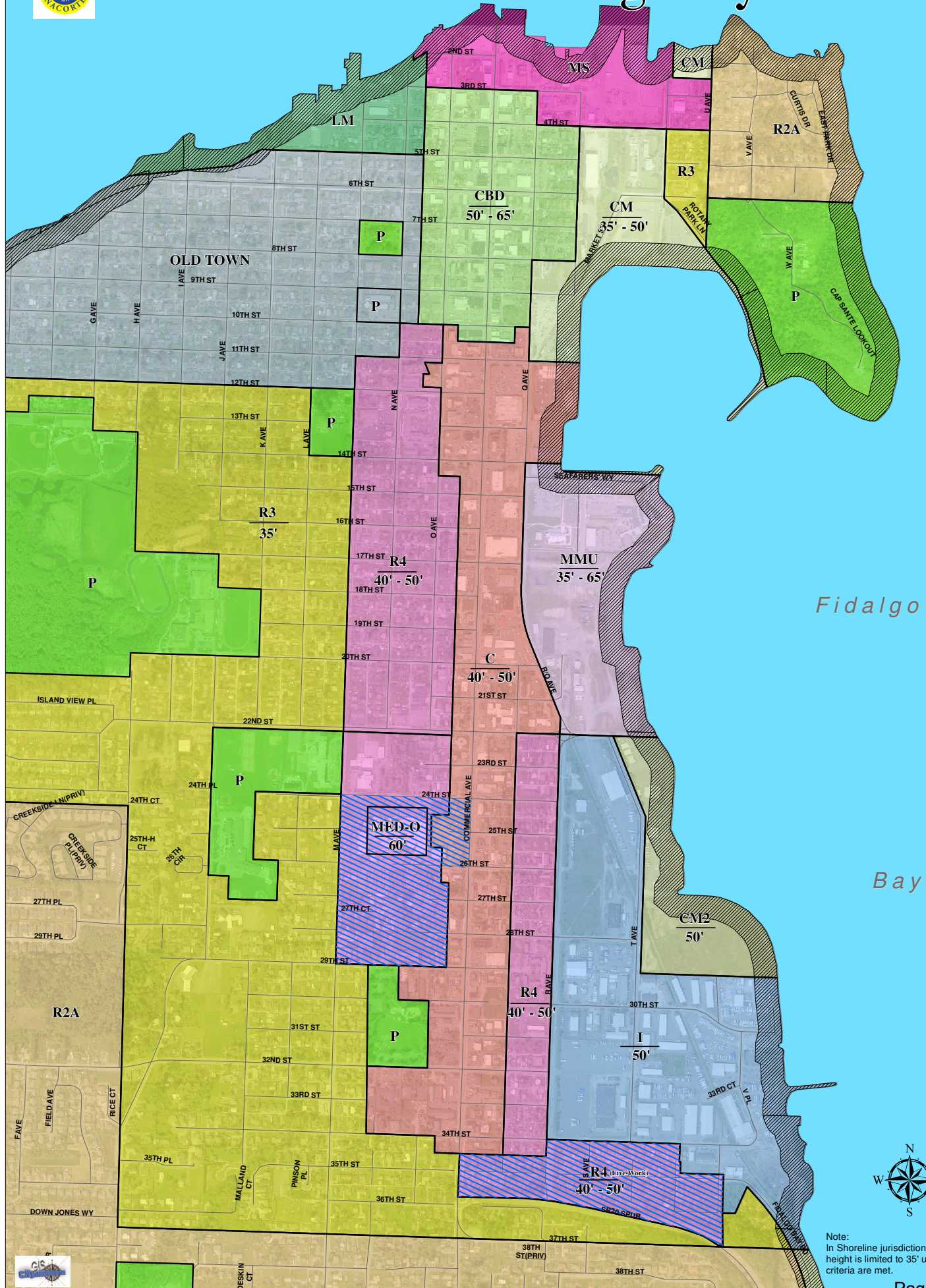


Figure 2. Ownership Housing Affordability in Anacortes. Source: Zillow, Freddie Mac, ESRI, Leland Consulting Group

In short, increasing zoned capacity and increasing the physical housing supply to meet demand is the best understood method of stabilizing housing prices. We appreciate the opportunity to comment on this matter. Please contact us should you have any further questions.



Base & Maximum Height by Zone



Fidalgo

Bay



Note:
In Shoreline jurisdiction, building height is limited to 35' unless certain criteria are met.

Don Measamer

From: FrankRobin Nebuton <7akyoyos@gmail.com>
Sent: Tuesday, December 6, 2022 4:46 PM
To: Don Measamer
Subject: Bonus Height Concepts

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Just wanted to voice my opinion on the bonus heights for buildings here in Anacortes. I am very much against allowing ANY bonus heights. The maximum height should stay at 45 feet as it has been. The only people getting a bonus out of allowing bonus height provisions is the developer. In listening to the MJB presentation last month it was clear that what they are required to do in exchange for the bonus height was not comparable with what the people of Anacortes will be losing. The city will not gain much. Plus it sounds like the 65 feet does not include all the utilities etc (like what happened on the O street building). I personally will lose a big chunk of my water view. Will the city lower my property taxes because I no longer have the view that I have had?

Why does Anacortes have to build up? I understand that housing is needed here in town but the MJB development is not going to be affordable for most people. The claim is that by people buying the MJB costly condos, that other housing will be freed up and on the market. Those most likely will not be affordable housing either. Trickle down housing does not exist! So please do not allow anyone to build up to 65 feet.

I think Anacortes is growing in the wrong direction. CAN'T AFFORD US will just be more so after this development is finished.

Again, NO to any bonus heights. Keep our town unique.
Thank you,
Frank Nebuloni