



- Meetings may be viewed on the [City of Anacortes website](#), on the City of Anacortes [YouTube](#) Channel, or on TV [Channel 10](#).
- 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

January 11, 2023

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

AGENDA

6:00 PM

[VIEW PACKET MATERIALS HERE](#)

A. Roll Call

B. Minutes

- 1) Minutes of 12/14/2022

C. Old Business

- 1) Continued Public Hearing and Action on CUP-2022-0005 Morrison Court Bed & Breakfast
- 2) Continued Public Hearing - 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 December 14, 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 December 14, 2022, to order at 6 p.m.

Roll Call:

Members Present: Commissioners Gary Molyneaux, Ward MacKenzie, Frank Jeretzky, Jack Curtis & Linda Martin

Members Absent: Jeff Graf & Sarah Ruether

Staff Present: Don Measamer, Libby Grage, Grace Pollard, and Nathan Goldschmidt

Minutes: The minutes from October 26, 2022, were accepted as presented.

Correspondence: None

Old Business: **Bonus Height provisions in the R4 Use Zone west of the Commercial Use Zone, AMC 19.42.050 C**

Chair MacKenzie provided background information on the Bonus Height provision. Don Measamer, PCED Director, gave a presentation explaining the reasons behind having a bonus height provision. At 6:28pm Chair MacKenzie opened the floor to public comment. No comments were received during the meeting. More public comments will be taken at the January 11, 2023, Planning Commission meeting. Measamer continued his presentation and answered questions from Commissioners. Commissioner Martin mentioned that roof top decks allowance should be investigated further. All Commissioners present recommended letting the current moratorium on bonus height to expire.

New Business: **Public Hearing – CUP-2022-0005 Morrison Court Bed & Breakfast**

Grace Pollard, Senior Planner, gave a presentation on the Conditional Use Permit CUP-2022-0005 for a Bed & Breakfast at 2812 Morrison Ct. Staff recommended approval. Chair MacKenzie opened the floor for public comment at 6:10am. No comments were received at the meeting. The hearing will continue January 11, 2023, and a City Council closed hearing decision on January 23, 2023.

With no further discussion, Commissioner Chair MacKenzie concluded the meeting at 7:00 pm.



Planning Commission Agenda Bill

Meeting Date: January 11, **Agenda Item:** C.1.
2023

Subject: Continued Public Hearing and Action on 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, including signage.

Background: The Pre-Decision Open Record Public Hearing began on December 14, 2022 and was continued to January 11, 2023 so as to allow the 21-day public comment period to conclude before action is taken.

Previous Action: none

Competing Viewpoints Considered: TBD

Recommended Motion: Approve with staff recommended conditions

Alternative Actions: To be determined by the Commissioners

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
9. PC PowerPoint Presentation
10. PC-DRAFT Recommendation



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

A. PROJECT SUMMARY DATA

PROJECT INFORMATION:

File Number	CUP-2022-0005	Date of Report	January 4, 2023
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, 2023 (action)	CC Closed Record Decision Hearing Date	January 23, 2023
Comprehensive Plan Designation	Residential Low Density	Zoning	Residential Low Density 2 (R2)
Water Supply	City	Sewer Supply	City

STAFF RECOMMENDATION: Approve, with conditions

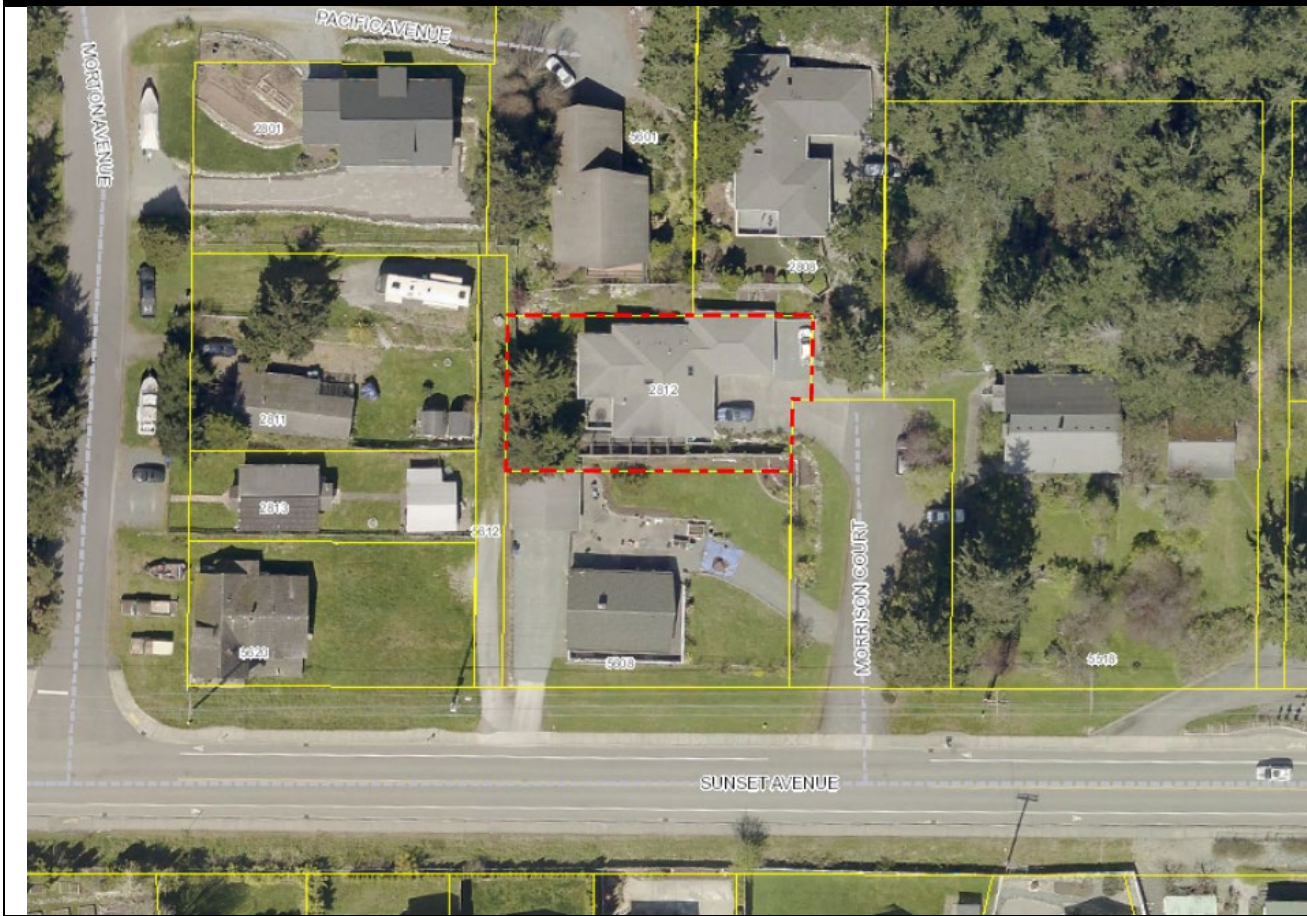
CITY STAFF CONTACTS:

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

Exhibit 1: CUP-2022-0005 Staff Report

Page 1 of 5

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 can 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.** 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. 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 issued on December 7, 2022 corrected the public comment period to end on December 21, 2022. No written comments were received during the public comment period.
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 was held on December 14, 2022, at 6:00 PM with a continuation of the public hearing with Planning Commission scheduled for January 11, 2023, and the City Council Closed Record Decision Hearing scheduled for January 23, 2023, 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 in a residential zone. No changes to the structure or site are proposed, including signage. 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 are 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 was 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. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C). No written comments were received.

E. RECOMMENDATION

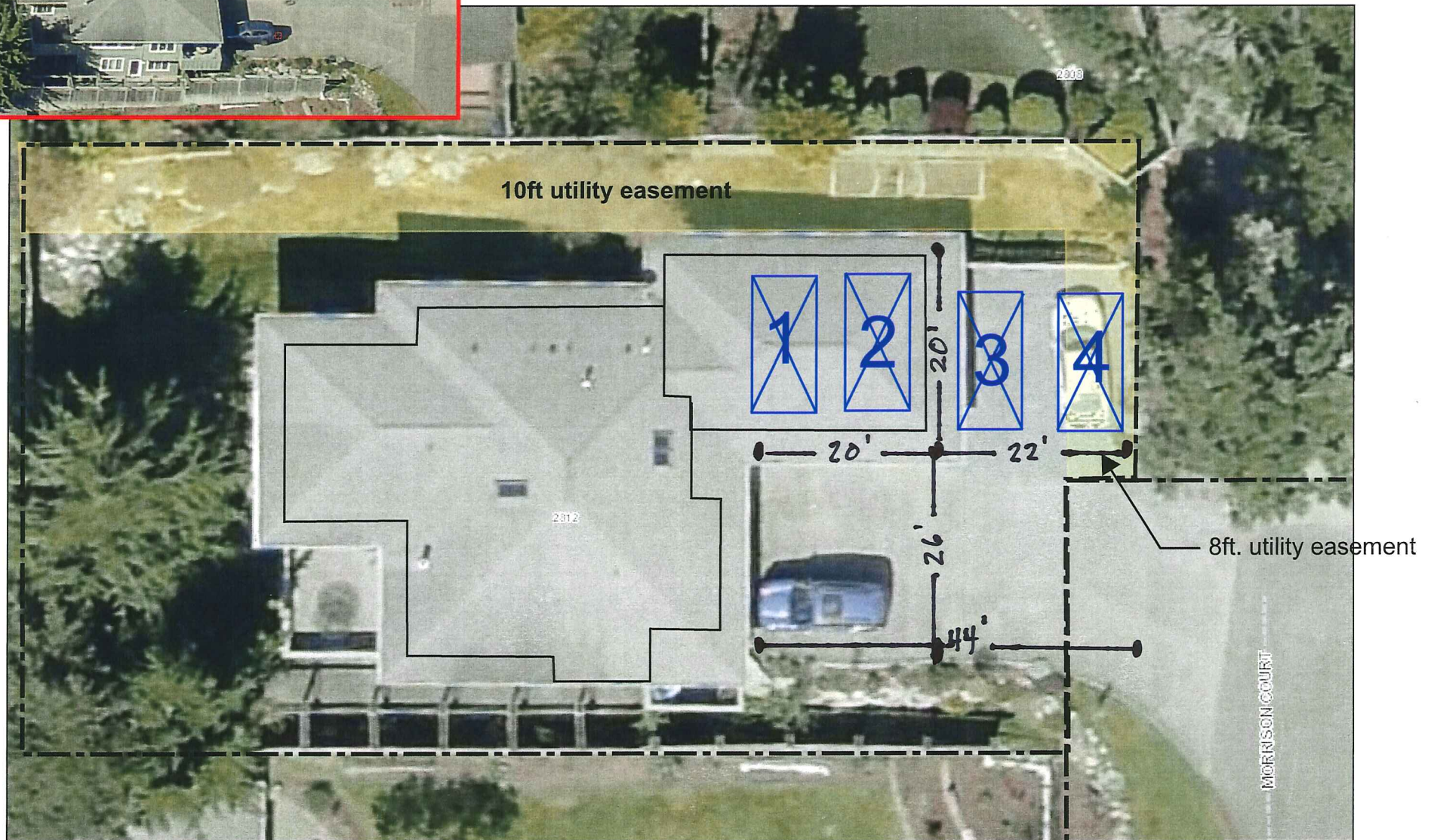
Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the conditional use permit with the following conditions of approval:

1. The site plan stamped "APPROVED" on January 4, 2023, shall be the approved site layout.
2. The applicant must obtain a City of Anacortes business license prior to operating the bed and breakfast use.

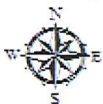
Staff reserves the right to supplement the record of the case to respond to matters and information raised after the writing of this report.



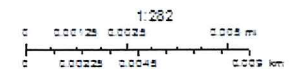
Site Plan 2012 Morrison Ct.



October 26, 2022



2812 Morrison Court



City of Anacortes
Planning APPROVED
Grace Pollard
01/04/2023

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

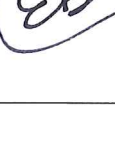
MASTER LAND USE PERMIT APPLICATION

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. No proposed work.</u> _____ _____ _____ _____	
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: <u>Ellen Baglien / Wayne Sabo</u>	MAILING ADDRESS: <u>2012 Morrison Ct. 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



STANWOOD CAMANO NEWS

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

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 APPLICATIO	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:
November 30, 2022

Project Location:
2812 Morrison Court,
Anacortes, WA

NOTICE IS HEREBY GIV- EN THAT AN APPLICA- TION WAS MADE FOR THE FOLLOWING PRO- POSAL:

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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.

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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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
City Council Closed-Record Decision Hearing – 904 6th Street, Council Chambers – Tuesday, December 27, 2022, at 6:00 PM

**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.

**ANY PERSON HAS THE
RIGHT TO RECEIVE
NOTICE, PARTICIPATE
IN ANY HEARINGS, RE-
QUEST 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

**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

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

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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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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:
12/07/22	45993



CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

CORRECTION NOTICE OF APPLICATION including written comment period and Public Hearing

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
312515	CORRECTION NOTICE OF	12/14/22	12/14/22	2	\$166.46

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\(B\)](https://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:

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$166.46
Paid Amount: \$0.00

Amount Due: \$166.46

We Appreciate Your Business!

AD# 312515

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

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**Published
December 14, 2022
AA-312515**



CUP-2022-0005

Morrison Ct. Bed & Breakfast

City of Anacortes | Planning Department

Planning Commission
Pre-Decision Open Record Public Hearing
Wednesday, January 11, 2023





Application Summary



- **Applicant & Landowner:** Ellen Baglien
- **Proposed Use:** Bed and Breakfast within existing single-family residential unit.
- **Zone:** Residential Low Density 2 (R2) + Bed and Breakfast = Conditional Use
- **Location:** 2812 Morrison Court
- **Construction Proposal:** None, all existing improvements to remain. No proposed changes to structure or site, including signage.

Conditional Use Permit



AMC 19.41.040 Principal uses permitted in residential zones.

Principal Use	R1	R2	R2A	R3	R3A	R4	R4A	OT	Reference
Overnight Lodging, except as listed below									AMC 19.44.050(A)
Bed and Breakfast	C	C	C	C	C	P	P	C	AMC 19.44.050(B)

- Where no symbol appears in the use tables, the subject use is prohibited in that zone.
- Where the letter “C” appears in the use tables the use may be allowed subject to the conditional use review procedures specified in AMC 19.20.030, Types of Review, and AMC 19.36, Conditional Uses.
- Where the letter “P” appears in the use tables, the subject use is permitted. Permitted uses are those that do not require discretionary land use approval permits.

Conditional Use Review Process

- Type 4 – City Council Decision
- Preapplication meeting
- Neighborhood meeting
- Notice of Application
- 21-day comment period
- Review by City Departments
- Pre-decision open record public hearing – Planning Commission
- Closed record decision hearing – City Council

Types of Review	Type 1 Administrative Ministerial Actions	Type 2 Administrative Decisions	Type 3-HE Hearing Examiner Decisions	Type 3-PC Planning Commission Decisions	Type 4 City Council Decisions
Pre-Application Conference	At discretion of Director	At discretion of Director	Yes	Yes	Yes
Pre-Application Neighborhood Meeting	No	No, except may be required for short subdivisions, binding site plans, and site plan review at discretion of Director	Yes	Yes	Yes
Notice of Application	No	Yes	Yes	Yes	Yes
Comment Period	None	14 days	21 days	21 days (30 for shoreline permits)	21 days (30 for shoreline permits)
Recommendation By	None	None	Director	Director	Planning Commission
Pre-Decision Open Record Public Hearing	No	No	Yes, before Hearing Examiner	Yes, before Planning Commission	Yes, before Planning Commission
Closed Record Decision Hearing	No	No	No	No	Yes, before City Council
Decision By	Director	Director	Hearing Examiner	Planning Commission	City Council
Notice of Decision	No	Yes	Yes	Yes	Yes
Local Appeal Available To	Hearing Examiner	Hearing Examiner	City Council	City Council	None
Appeal Hearing	Open record	Open record	Closed record	Closed record	N/A



Overnight Lodging AMC 19.44.050



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.

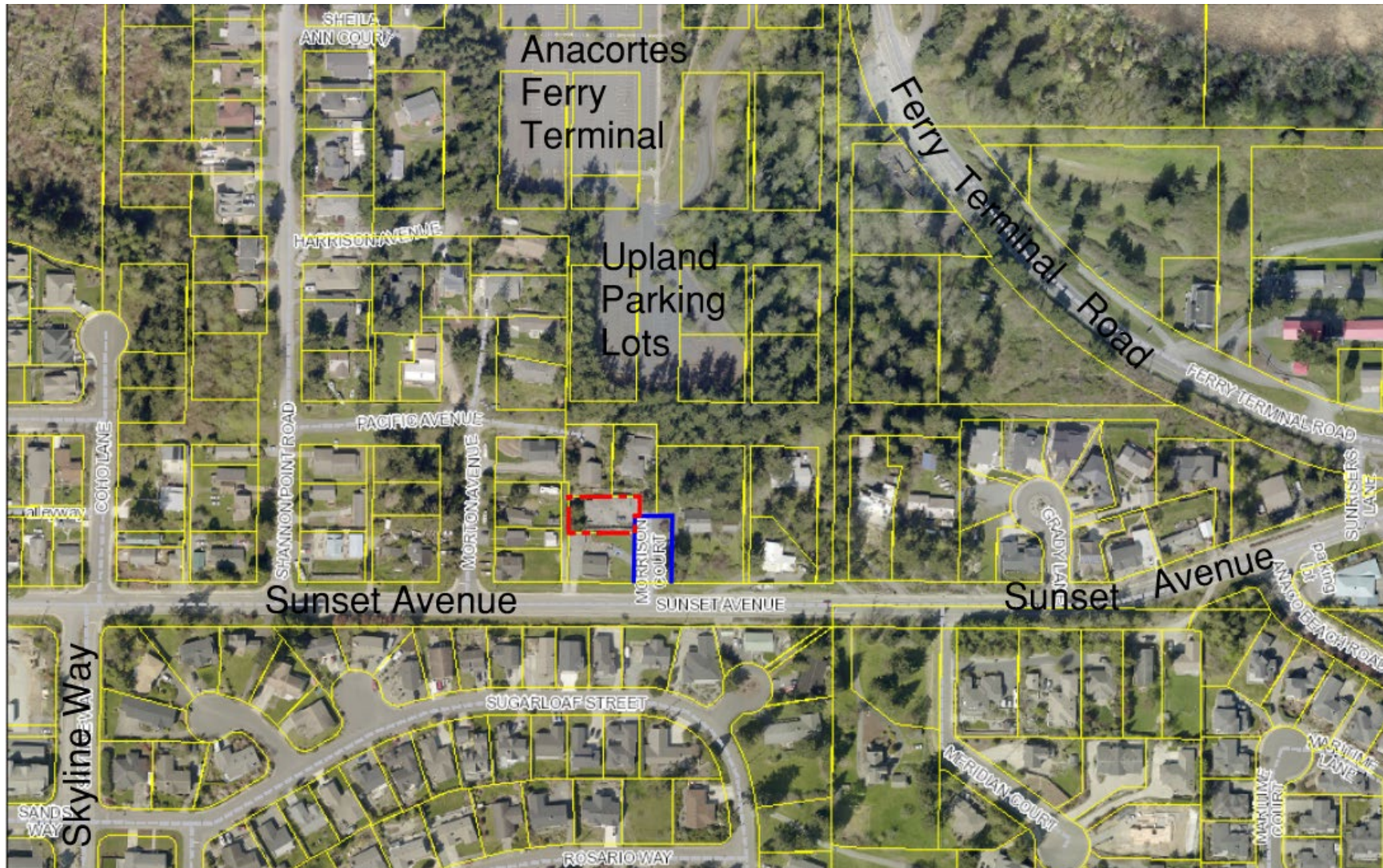
B. Bed and Breakfast.

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.

Vicinity Map



Zone: R2

Existing Property Use:
Single Dwelling Unit

Adjacent Property Uses:
Single Dwelling Units

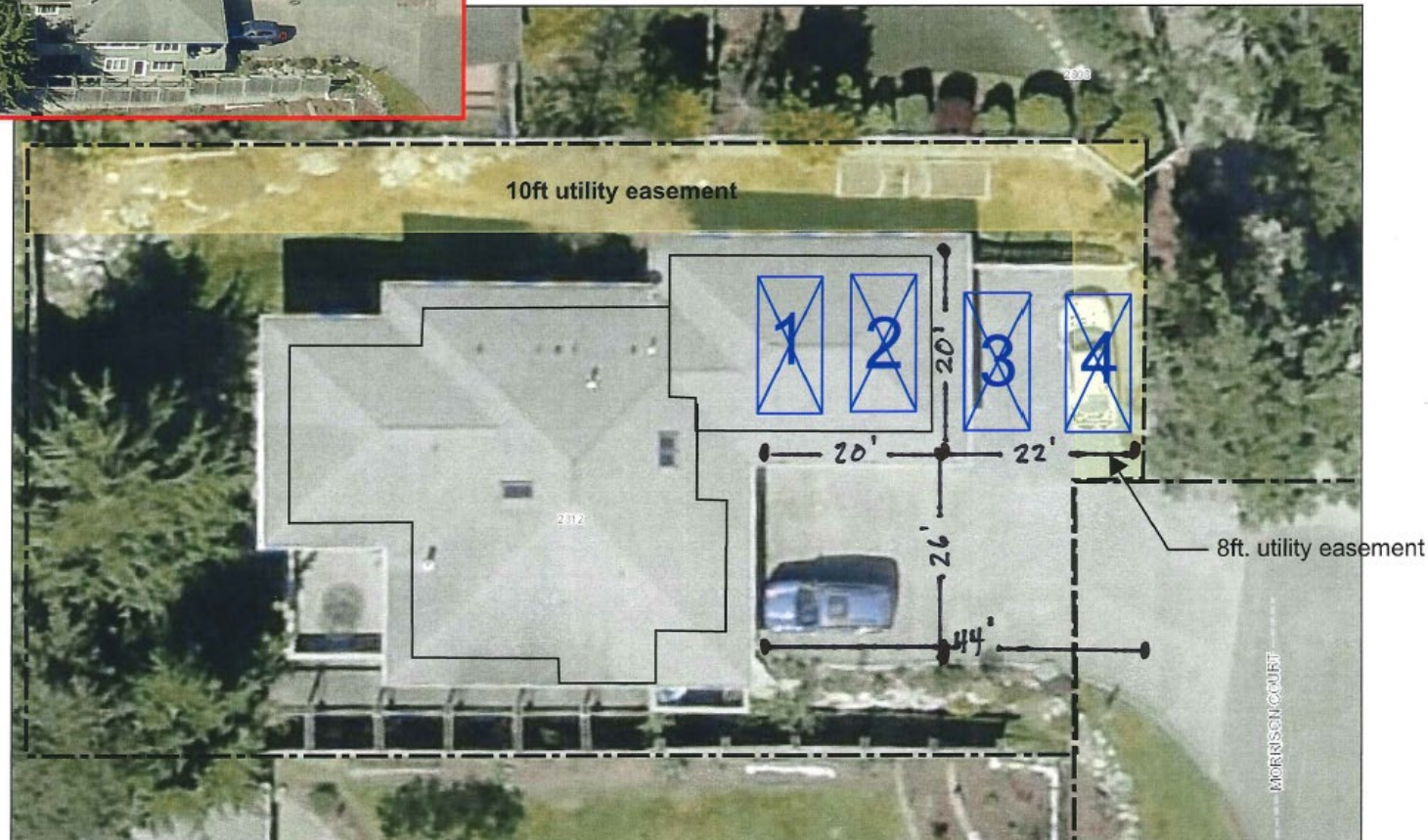
Zoning Designation



Site Plan



Site Plan
2012 Morrison Ct.

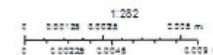


8

October 26, 2022



2812 Morrison Court





CUP-2022-0005

Morrison Ct. Bed & Breakfast

City of Anacortes | Planning Department

Planning Commission
Pre-Decision Open Record Public Hearing
Wednesday, January 11, 2023





ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Recommendation

File Number	CUP-2022-0005
Project Name	Morrison Court Bed & Breakfast
Proposal Description	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.
Documents Available At	CUP-2022-0005 (cityofanacortes.org)
Public Hearing	Anacortes Planning Commission
Public Hearing Date	December 14, 2022, and January 11, 2023
PC Deliberations	January 11, 2023
Decision Body	Anacortes City Council
Closed Record Hearing Date	January 23, 2023
Exhibits	Exhibit 1: Staff Report Exhibit 2: Site Plan Exhibit 3: AMC 19.44.050 Overnight Lodging Exhibit 4: AMC 19.36 Conditional Uses Exhibit 5: Master Land Use Application Exhibit 6: Conditional Use Permit Checklist Exhibit 7: Notice of Application and Public Hearing Exhibit 8: CORRECTED Notice of Application and Public Hearing

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and recommendation:

Findings of Fact & Conclusions of Law

1. The Staff report dated January 4, 2023 (Exhibit 1) accurately describes the project proposal and its Findings of Fact and Conclusions of Law are hereby incorporated by reference as the Planning Commission's Findings of Fact and Conclusions of Law.
2. The following members of the public provided testimony during the public hearing: None
3. The following additional exhibits were entered into the record at the public hearing: None
4. The following additional Findings of Fact and/or Conclusions of Law are entered: None

Recommendation

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following recommendation regarding the subject Conditional Use Permit and Site Plan Review applications:

- ☒ Approve with Conditions
☐ Approve
☐ Deny

Subject to staff's recommended conditions in the Staff Report dated January 4, 2023.

PLANNING COMMISSION RECOMMENDATION				
Planning Commissioners	Approve	Deny	Absent	Abstain
Frank Jeretzky				
Jack Curtis				
Sarah Ruether				
Linda Martin				
Gary Molyneaux				
Jeff Graf				
Ward MacKenzie				
TOTAL				

ANACORTES PLANNING COMMISSION
Anacortes, Washington

Ward MacKenzie
Planning Commission Chair

Date



Planning Commission Agenda Bill

Meeting Date: January 11, **Agenda Item:** C.2.
2023

Subject: Continued Public Hearing - Bonus Height Provisions in the R4 Use Zone West of the Commercial Use Zone, AMC 19.42.050 C

Staff Contact: DON MEASAMER

Approved for Submittal to Commission by

DON MEASAMER
LIBBY GRAGE
Grace Pollard
DON MEASAMER

Action Type

Public Hearing

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: Public Hearing opened on December 14, 2022 to take Public Comment, written comment were received and distributed to the Commissioners

Competing Viewpoints Considered: All comments have been reviewed

Recommended Motion: Motion to approve the Planning Commission findings, allow the moratorium to expire with no changes to the Bonus Height provisions

Alternative Actions: Potential changes to the Bonus Height Provisions

Attachments (listed in order presented):

1. R4 Use Zone Bonus Height PC Motion and Findings Final
2. R4 Concepts Attachment A
3. R4 Bonus Height Comments
4. Anacortes R4 Zone Bonus Height Memo
5. R4 Zoning Map
6. R4 Use Zone Bonus Height



**Anacortes Planning Commission
Recorded Motion Regarding the R4 Use Zone Bonus Height West of the
Commercial Use Zone**

Proposal Description:	The proposed non-project legislative action is a review of the R4 Use Zone Bonus Height provisions west of the Commercial Use Zone
Public hearing body:	Anacortes Planning Commission
Public hearing date:	December 14, 2022 and January 11, 2023
PC deliberations:	December 14, 2022 and January 11, 2023

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Anacortes City Council.

A. Findings of Fact

1. The city has undertaken a public process to consider concepts for potential amendments to the City's Development Regulations regarding height bonus incentives in the R4 zone. The process was initiated based on a moratorium adopted by City Council in response to citizen concerns over a five-story building permitted in the R4 Use Zone West of the Commercial Use Zone. The moratorium was renewed several times to allow the process to be completed.
2. The Planning Commission held a public hearing on December 14, 2022, and continued to January 11, 2023, to review the concepts forwarded to the Planning Commission by City Council, take public comment, deliberate, and make a recommendation to City Council. The proposed concepts were reviewed by City Council and forwarded to the Planning Commission as Concepts A-H, see attachment A. The meetings were broadcast on Channel 10 and streamed live on the City's website.
3. Timely and sufficient notice of public hearings and written comment periods was provided in accordance with AMC 19.16.070, including publishing notice on the project website on November 23, 2022, and publishing a paid notice in the November 23, 2022, Anacortes American. The notice was also posted in City Hall, and the Public Library.

A Public hearing was held before the Planning Commission on December 14, 2022 and continued to January 11, 2022. No public comments were received at the meeting, written comments were transmitted to the Planning Commission.

4. The written comment period ended on December 14, 2022. Comments were transmitted to the Planning Commission at the December 14, 2022, Public Hearing and reviewed by the Planning Commission.
5. The Planning Commission deliberated on the proposal at the December 14, 2022 Public Hearing and the continued January 11 2023, public hearing.
6. An Existing Conditions and Housing Needs Analysis Report, prepared by Makers Urban Design and Architecture in 2022, found that since 2016, housing production is not on track to accommodate adopted growth targets and that vacancies among Anacortes' housing inventory is very low, indicating a tight market and constrained supply. Makers recommended that the height bonus moratorium be allowed to expire to encourage multifamily unit construction.

Required Consideration

7. AMC 19.16.080(B) provides the elements that the Planning Commission must consider in making its recommendation to City Council. These elements are:

a. Public hearing testimony and written comment received during any public comment period;

The public engagement process undertaken is outlined in the Procedural and Public Engagement section of these findings. Written public comments received were compiled by city staff and transmitted to the Planning Commission. Public comments were received and addressed.

b. Recommendations and analysis from relevant city advisory groups.

Information provided by local developers regarding the economics of constructing multistory buildings indicates that multistory construction is very expensive for various reasons, but it benefits from economics of scale, with costs increasing much less dramatically after the 4th story. Allowing for a 5th story may improve the chances that a project will be constructed.

c. Staff recommendations and analysis;

Staff recommended no change to the Bonus Height Provisions of AMC Section 19.42.050(C) (concept F attachment A).

d. Legal advice;

The Planning Commission has considered the advice of the City Attorney's office in making these findings.

The City utilized the 2016 Comprehensive Plan as a guidance document.

e. Consistency of the proposal with the Comprehensive Plan.

The Comprehensive Plan goals and policies provide guidance and policy direction in the establishment development regulations. An extensive public process informed

development of the 2016 Comprehensive Plan and subsequent 2019 development regulations, including the height bonus provisions.

The Planning Commission finds and concludes that NO Development Regulation Amendment is necessary to the Bonus Height Provisions of AMC 19.42.050(C) (concept F, attachment A) and finds the bonus height provisions of AMC 19.42.050(C) , (concept F, attachment A) are consistent with the Comprehensive Plan goals and policies as detailed below:

Goal H-1.2. Promote a variety of residential densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.

Policy H-1.6. Evaluate barriers to increased density in multifamily residential and mixed use zones and revise regulations if appropriate.

Policy H-1.7. Provide for development of multifamily housing in areas close to shopping, employment, services and public transportation.

B. Reasons for Action

Having made the Findings set forth above, the Planning Commission makes the following conclusions:

1. The Existing Moratorium on Bonus Height Provisions of AMC 19.42.050(C) west of the Commercial Use Zone should be allowed to expire without any amendments to the Bonus Height Provisions of AMC Section 19.42.050 C, (concept F, attachment A). This Development Regulation was reviewed through the review process as required by AMC 19.16 Legislative Actions. The Planning Commission is responsible for reviewing and making a recommendation to City Council on development regulations.
2. The Commission discussed the proposed concepts, reviewed comments, and recommend Concept F, attachment A, no change to AMC 19.40.050(C), and allow the existing moratorium to expire, to the City Council as proposed.

C. Recommendation

The Planning Commission recommends that the City Council:

1. Accept Concept F, no change to the Bonus Height Provision of AMC 19.42.050(C), as presented in **Attachment A Concepts**.
2. **This recorded motion** approved January 11, 2023:

Commission Vote	Support	Oppose	Absent	Abstain
Ward MacKenzie, Chair				
Jeffery Graf				
Sarah Ruether				
Linda Martin				
Frank Jeretzky				
Jack Curtis				
Gary Molyneaux				
	Total	0		0

I attest that the recorded motion reflects the Planning Commission’s Recommendation.

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

Concepts - For Discussion

	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
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

Attachment A

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			

Don Measamer

From: Dave Dettman <dave98284@hotmail.com>
Sent: Wednesday, December 14, 2022 4:43 PM
To: Don Measamer
Subject: Feedback re: Anacortes Proposal to Increase Building Height to 65'

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

To whom it may concern - below are thoughts and comments I have about Anacortes raising its building height restriction from 45' to 65': I am neutral on this issue and understand the pros/cons on both sides of the argument.

The key is protecting aspects of current building code that retain the character and aesthetic of Anacortes. I want Anacortes city gov't to deeply reflect and explore this value as once change occurs, there's no going back.

Currently and locally, for example, we are seeing where unbridled development on Samish Way in Bellingham has created an ugly, disconnected, haphazard mess of three story residential and mixed-use development -- a result we'd want to avoid in Anacortes as it would have a significant negative decades-long impact on Anacortes.

What to do?

Allow limited taller areas in certain identified Anacortes spots (where residential impact is minimized -- noise, nighttime light, view disruption, etc.).

If there are to be a few exceptions - a taller development in an otherwise low-rise residential area, for example), require some type of exceptional design and amenities so this 'spot zoning' better fits in with the neighborhood's character. Let some buildings go just a little bit higher, but not by right. Instead, they could do it if that allows a really interesting, attractive architectural design, and if the building provides some amenities, like open-space or larger setbacks from existing homes or some desirable neighborhood amenity or something that won't syphon a business from our vibrant downtown.

Some cities auction off height waivers. Define a set of areas where a few taller buildings might be okay and a few where they're not, like key viewsheds. Auction off a limited number of permits per year for building up to a somewhat higher limit. This would prevent a stampede to tear down perfectly good buildings just to add a few floors, but would also create a more varied skyline with a few taller buildings, which would be much more aesthetically interesting.

Taller buildings require elevators which are expensive. To account for this and make developments more financially feasible, developers will need larger site size 'footprints'. Again, this will impact neighborhood aesthetics. With these larger site 'footprints', it also becomes more imperative to ensure/require proper storm-water retention and drainage with these larger impervious surfaces.

Dave

Don Measamer

From: Dan August <daugust50@gmail.com>
Sent: Friday, December 9, 2022 10:25 AM
To: Don Measamer
Subject: R 4 Zone Bonus Height Concepts AMC 19.42.050(C)

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Dan August 13672 Harbor Lane Anacortes WA.

I'm opposed to increasing heights of new buildings to 65'. I thought this issue had been settled after the 5 story apartment debacle on the west side of Commercial.

Thanks for accepting feedback on this important issue!

Don Measamer

From: Walt <wlfarmer@earthlink.net>
Sent: Sunday, December 11, 2022 10:24 AM
To: Don Measamer
Subject: R4 Zone Bonus Height Concepts Proposal

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

I'm Walter Farmer, I live at 6495 Whistle Lake Terrace, Anacortes WA 98221, and I'm writing in opposition to the R4 Zone Bonus Height Concepts proposal, AMC 19.42.050(C).

Increasing the height restriction to 65 feet on the MJB project would be a mistake. Road congestion, increased demand at already overcrowded grocery stores, and the presence of a shoreline highrise will all be negative consequences if this proposal is approved.

I recognize our community must adapt to the times and that Anacortes is an inviting place for development and investment. But I would like to preserve Anacortes' small-town character and this project is inconsistent with that goal.

Walter L. Farmer



Virus-free. www.avast.com

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

Don Measamer

From: Roy Graves <rgedmd@gmail.com>
Sent: Friday, December 9, 2022 9:41 AM
To: Don Measamer
Subject: Fwd: Proposal to change height restrictions

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

I wish to go on record as being strongly against any proposed increase in height restrictions within our city. I, as did many of my neighbors, moved to Anacortes, because of a small town feel.

Since moving here in 2008, traffic, congestion, lack of adequate shopping, and increasing stress on our medical care availability, have degraded our lives.

Many studies have shown the our environment strongly impacts our mental and physical health. The proposed increase in height allowances will not improve this situation. We bought here in part because of the views, which under existing codes, would be maintained as we understood the rules.

These buildings are being built on fill which will liquify in an earthquake and will also be in the path of any tsunami, which is just a matter of time. Recent geotechnical projections indicate that this area of buildings is highly likely to be affected.

I ask that the city not allow any change from the existing building code regarding height.

Roy Graves, MD
rgedmd@gmail.com
1810 Island View Pl.,
Anacortes, 98221

--

Roy

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Roy

Don Measamer

From: Cliff Merkel <cmerkel10@gmail.com>
Sent: Tuesday, December 13, 2022 3:49 PM
To: Don Measamer
Cc: Cliff Merkel
Subject: Comment on R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)

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

Dear City of Anacortes,

We retired to Anacortes in 2015. We searched the Pacific Northwest for several years and chose this town because it didn't look like most cities. This place had a relaxed, unhurried, and homey atmosphere. There were no big box stores and most businesses were locally owned and operated. The buildings were quaint with varied architecture and taller buildings were mostly of historic vintage.

It is sad that we are now witnessing a fundamental change to Anacortes. First we saw a proliferation of four-story edifices and now the City is proposing six-story buildings that will render Anacortes unrecognizable. This direction undermines what many of us hold as what is desirable about this place.

Please consider how 65 foot buildings will make this City no different from any other city. That is not good for Anacortes. We haven't asked for this and we don't want this change.

Cliff Merkel
4508 Cutter Dr
Anacortes, WA 98221

909-518-3969

Don Measamer

From: Dawn Munn <dawnmunn@fastmail.com>
Sent: Tuesday, December 13, 2022 6:49 PM
To: Don Measamer
Subject: R 4 Zone Bonus Height Concepts AMC 19.42.050(C)

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

Hello,

Allowing 65 feet height on buildings (which doesn't even include utilities on the top of the buildings) rather than keeping it at the current 45 is just another nail in the coffin of the liveability and uniqueness of Anacortes. Anacortes has already lost many water views, increasing the building height will allow further loss. Allowing this increase will open the door for taller and taller buildings, higher population densities and greater stress on city services.

Please Vote No to allow 65' heights on buildings! Thank you.
Sincerely,

Dawn Munn
1707 Highland Drive
Anacortes WA 98221
dawnmunn@fastmail.com
(509) 760-0777 cell

Don Measamer

From: Charlie Barbour, AGL Enterprises.com <Charlie@AGLEnterprises.com>
Sent: Tuesday, December 13, 2022 10:30 PM
To: Don Measamer
Subject: I am VERY much against the building height increase to 65'

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And I lived in Seattle on Capitol Hill for 10 years before moving here Dec 2020.
I know that the "popups" on rooftops for utilities add an uncounted 15'-20', material to the community.

If we want to do a specific case exception for MJB and perhaps specific others, that is a better solution than a City-wide height increase.

Charlie Barbour
(415)515-1861

Don Measamer

From: Cameron Bigge <cpbigge@gmail.com>
Sent: Tuesday, December 13, 2022 2:20 PM
To: Don Measamer
Subject: R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)

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

I do not agree to increase the height of buildings.

Sincerely,
Cameron Bigge DC
1900 Down Jones Way, Anacortes
R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)

Don Measamer

From: Kim Higgins <khiggins@reisnerdistributor.com>
Sent: Tuesday, December 13, 2022 2:33 PM
To: Don Measamer
Subject: BONUS HEIGHT CONCEPTS, AMC 19.42.050

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

I was born and raised in Anacortes, it is truly a shame that such a massive waterfront project will be considered a building sight for 65+ feet buildings. Our home town historical downtown fill will surely be lost.

Anything that can save and restore our beautiful waterfronts for all the community to share, we hope you will consider. We already are losing our hills and landscape by these larger buildings going up and down commercial. Save our town!

Thank you for your consideration

Kim Higgins

Reisner Distributor Inc

310 Commercial Avenue | Anacortes, WA 98221

✉ khiggins@reisnerdistributor.com | ☎ 360.293.2197 ph | 360.630.4219 cell | 📠 360.293.4108 fax

Don Measamer

From: Jim English <jinglesjag@gmail.com>
Sent: Wednesday, December 14, 2022 8:39 AM
To: Don Measamer
Subject: OPPOSITION TO PORPOSED 65' BUILDING HEIGHT IN ANACORTES!

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

Don...

Am writing to voice my firm opposition to the proposed ordinance that would allow building heights up to 65 feet! I realize the dilemma Anacortes faces with buildable property. I also realize we have a growing population needing housing.

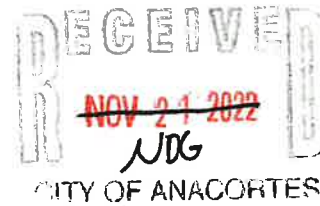
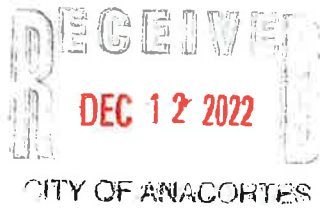
However, what is drawing new people to our community is its quaintness and charm. Allowing high rise building to blight our skyline, impact the views of many existing and long standing residents for the sake of a few extra housing units is not an acceptable alternative.

I encourage you on behalf of all who are opposed to this ordinance to voice our displeasure to the City Council and urge them not to approve the 65' ordinance.

Yours respectfully,

Jim

*James T. English, Colonel, USAF Ret.
2210 Cascade Court
Anacortes, WA 98221
360-770-9385 Cell*



DATE: December 12, 2022

TO: Don Measmer – City of Anacortes Planning, Community and Economic Director;
Anacortes Planning Commission and City Council

FROM: MJ McArdle, 1514 M Ave

RE: “R4 Zone Bonus Height Concepts, AMC 19.42.050(C)”

Per Public Notice dated November 23, 2022 I am submitting my comments to the proposed “Concepts” outlined in the document written by the consultant, Makers.

CONCEPTS *(my comments are in italics)*

Concept A - “Rezone the ½ block between the Commercial Zone and ‘O’ Ave from R4 to Commercial”
This is the 3rd best option and even more so if discussion item “G” (below) is also adopted

Concept B - “Modify applicability of the Bonus Height Provisions to only apply to the R4 study area east of ‘O’ Ave”
This is the best option.

Concept C - “Modify applicability of the Bonus Height Provisions to terminate at the east side of ‘N’ Ave”
This is the 2nd best option.

Concept D - “Do not allow roof decks on buildings over a certain height
YES, this is a must. Roof decks must not be allowed on any future big box buildings over 30 ft.

CONCEPT DISCUSSION

E - “Refine design standard to mitigate increased height impacts on streetscape and adjacent properties”
• Consider upper story setbacks (all 4 sides or just street(s) façade)
Yes, setbacks on all 4 sides of the building should be mandatory for the two top floors with a wedding cake stepped setback.

F - “Leave Bonus Height Provision in place with no changes” (this item is the Makers Consulting group preference)
An UNacceptable choice for Anacortes. It is in conflict with the fundamental direction and principals outlined in the 2016 Comprehensive Plan by the citizens of Anacortes who worked tirelessly over an extended time to preserve the character and small town feel of Anacortes. It is that small town feel and character that makes people want to live here.

It also diminishes interest in exploring other less invasive housing options that could be more affordable to the forgotten citizens and workers of Anacortes.

Page 1 of 2

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”

Refer to my comment on Concept A (above)

H – “Other concepts generated by public comments and discussion”

Items that need to be addressed with any final decision:

*Remove the R4 Zone west of “O” Ave from the Bonus Height Provision. Concentrate the Bonus Height provision in the R4 Zone east of Commercial where there is * more unused and underutilized land, * property is already in transition from single-family to multifamily development, * streets are unfinished (no curb, gutter or sidewalks) and therefore parking issues could be more easily addressed and planned for with new development and Anacortes would achieve additional safety results with some much needed sidewalks that might entice folks to leave their cars at home and walk.*

There has been no indication through recent permit approval and evidenced by the multiple apartment and townhouse projects taking place in the R4 zone east of Commercial that developers are interested in including “affordable” units in their building projects. There is not one new building project in the R4 zone east of Commercial where the Bonus Height Provision is allowed, that has taken advantage of the Bonus Height Provision.

Concentrate taller buildings especially the BIG BOX design to the R4 Zone east of Commercial.....at least for now. If there is evidence that higher density of this kind of development is absolutely necessary then the discussion of BIG BOX development can be revisited in a couple of years.

Prevent/stop BIG BOX sprawl in R4 west of “O” Ave. Don’t let Anacortes become another Redmond, or Ballard.

Increased traffic placed on “M” Ave with any Big Box high rise project. “M” Ave cannot handle additional traffic as evidenced by multiple car crashes into parked cars and most recently a pedestrian hit by a moving car just last week. With the fragmented bicycle lane on the east side of “M” Ave, increase bicycle use, bicycles riding north in the southbound bicycle lane, electrical bicycles exceeding the 25 mile an hour speed limit, and lack of clear sight visibility at driveways, alleys and corners, more street parking increases these hazardous conditions already plaguing “M” Ave.

Explore, Promote and Incentivize other less intrusive housing options for both new construction and for home owners who would/could be motivated to create and ADU or build a Tiny House on their property for long term use. Explore and develop Land Trust housing, Co-Op and Live-work housing options to entice developers to these kinds of developments.

*Seriously consider creating and adopting a GOOD Tiny House Ordinance. **(Please do not** let the fiasco Tiny House projects in Seattle and created for unhoused individuals negatively influence this idea). Well-designed Tiny House Communities for working folks are out there.*

Don Measamer

From: daverill@comcast.net
Sent: Wednesday, December 14, 2022 9:49 AM
To: Don Measamer
Subject: R 4 Zone Bonus Height Concepts, AMC 19.42.050 (C)

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

To all the city leaders,
I was born and raised here in Anacortes. I still live here! Born actually where the library stands today. I have seen many changes but what I see happening with all these tall buildings is a travesty of what I thought our vision was for this beautiful city.
This proposed height increase to 65' from 45' must not happen for the sake of our city. The uniqueness of our city is what draws people out of the big cities to come visit our small town charm.
Once you make a decision to allow the height change the city will never return to what we have now. It will look like every other city and definitely lose what we love about living here. I vote no to the R 4 Zone Bonus Height Concepts.
Tracy Reisner Averill
303 7th Street
Anacortes, WA 98221

Don Measamer

From: Kim Tomczak <kimekimmy@gmail.com>
Sent: Wednesday, December 14, 2022 10:30 AM
To: Don Measamer
Subject: Height proposal issue

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

Dear Don:

As an Anacortes resident, I am very much against increasing the building height restriction from 45 ' to 65'.

Our small island town is charming and this would ruin that —please don't turn us into a Totem Lake or Bellingham type town. Buildings with that height also lead to other issues from population problems to parking problems and block the views of many who purchased or rented specifically for the views. Please keep Anacortes a small island town with charm

Sincerely,

Kim E. Kimmy

Don Measamer

From: Rich Tomczak <rich.tomczak@gmail.com>
Sent: Wednesday, December 14, 2022 10:40 AM
To: Don Measamer
Subject: 65' building height proposal

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

Dear Don:

I am against increasing the building height restriction from 45 ' to 65'. It would dramatically change the character of the town. Anacortes has a small town feel which is part of its charm. Taller buildings would lead to a higher population density. Then next thing you know we will have to pay to park in the downtown neighborhood like Bellingham. Not a pretty picture. Taller buildings may improve the view for a few but block the view for many, All the best, Rich Tomczak

Don Measamer

From: darlene.mindrum10@gmail.com
Sent: Wednesday, December 14, 2022 10:43 AM
To: Don Measamer
Cc: darlene.mindrum10@gmail.com
Subject: VARIANCE TO ALLOW FOR 65' CONDOS

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

To Whom It may Concern

I am writing to express my concern that the city is considering allowing a 65' high limit on condos. The MJB building that is currently being considered is on the waterfront and if it is allowed to go to 65' feet will no doubt affect the views of thousands of Anacortes residents. It is my understanding that if we allow for the 65' height, there will be additional utilities on top of that. I feel that we owe it to our long time community members to protect their views and sight corridors within reason.

In addition, Anacortes is a special place with a unique look and feel. I think we need to protect that as well. 65' is significantly higher than anything other existing structures.

Thank you for your consideration.

Sincerely,

Darlene Mindrum

1815 7th Street

Anacortes, WA 98221

360-840-9780

Don Measamer

From: Kathryn Bennett <bennettrk@comcast.net>
Sent: Wednesday, December 14, 2022 12:58 PM
To: Don Measamer
Subject: R4 Bonus Height Provision Support

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

Hi Don,

As an Anacortes resident, I support the City's purposed use of the bonus height incentive in the Commercial, Central Business District, and R4 zones was to allow for the most intense development in the City. I also want to support the ability of the MJB project to go forward with its project under this incentive.

Thank you for adding my comments to the mix.

Kate

Kathryn Bennett, LS'04

True North Consulting

helping leaders and organizations to find their way

Cell: 360.395.8727

Email: bennettrk@comcast.net



StrengthsFinder: Strategic ~ Belief ~ Ideation ~ Arranger ~ Learner

"Tell me, what is it you plan to do with your one wild and precious life?" —Mary Oliver



Virus-free. www.avg.com

Don Measamer

From: Steve Miller <ftdock1@comcast.net>
Sent: Wednesday, December 14, 2022 1:51 PM
To: Don Measamer
Subject: Re: Bonus Height Concepts

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

Re: Proposal - R4 Zone Bonus Height Concepts, AMC 19.42.050(C)

Dear Don and City Council and Planning Commission Members,

Anacortes is a beautiful city in a unique setting - at one time, so was Manhattan .and San Francisco.

The city does not need to start down the slippery slope of increased building height to 65'+, creating windy canyons, increased population density, unnecessary traffic congestion and parking problems.

People have invested their lives and residences here based on planning zones and ordinances that protect views, respect the ambience, and honor the environment.

Their trust should not be violated or thrown out the window in favor of developers seeking more profit out of every land footprint by building up, and stealing views to sell at even greater profit.

On behalf of my family, my neighbors and my fellow like-minded citizens we strongly oppose approving such extravagant increases in building heights, including and especially the waterfront development project.

Respectfully submitted,

Stephen and Betty Miller
4303 E Avenue
Anacortes, WA 98221

Don Measamer

From: Linda Dobbs <lraedobbs@outlook.com>
Sent: Wednesday, December 14, 2022 1:52 PM
To: Don Measamer
Subject: Building height

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

I am strongly opposed to increasing the building height in Anacortes from 45 feet to 65 feet. A significant part of the character and charm of Anacortes comes from the shared views created by the current height limits. This open vista and is a gift to all the citizens of the town, please do not take away this gift currently available to all citizens for the benefit of a few,

Sent from my iPhone

Don Measamer

From: Alexander Jones <arj.jones@gmail.com>
Sent: Wednesday, December 14, 2022 2:21 PM
To: Don Measamer
Subject: 65' Buildings

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

DON,

I am concerned, as a tax paying citizen, that this proposed change will be detrimental to Anacortes.

I understand that the scarcity of real estate and the desire for more views will drive demand for ever taller buildings. And I understand that this will bring revenue to the owners of those properties.

But I am concerned that there will be a negative effect as well. While additional taxable properties will be created, you will also devalue and collect less tax from those properties overshadowed by the taller piece. As the prevalence of 65 footers increases, the character of the town will change driving down it's uniqueness and desirability, creating further downward pressure on value and taxes, and ultimately demand for the town.

Increasing the allowable height to 65' is a short term gain for a few (mostly outsiders), and a long term loss for the town.

--
Al Jones
arj.jones@gmail.com
860-866-8382 cell

Don Measamer

From: M D <structures206@gmail.com>
Sent: Wednesday, December 14, 2022 2:23 PM
To: Don Measamer
Subject: Opposition to "R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)"

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Anacortes resident writing to vehemently oppose "R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)".

William Daniel
7571 Crescent Lane
Anacortes, WA 98221

Also, opportunity to comment was not fairly distributed to the Anacortes community! Comment period should remain open.

Thank you,

William Daniel

Don Measamer

From: Marsa Daniel <marsadaniel@hotmail.com>
Sent: Wednesday, December 14, 2022 2:28 PM
To: Don Measamer
Subject: "R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)"

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Writing to **oppose** AMC 19.42.050(C)
"R 4 Zone Bonus Height Concepts, AMC 19.42.050(C)".

Though we understand that increased density is necessary to meet the housing needs of the community, this proposed increase in building height threatens to greatly diminish what makes the City of Anacortes a special place to live and visit: our connection to, and respect for, the natural environment around us.
We oppose this legislation.

Property owner:
Marsa Daniel
1715 12th St
Anacortes, WA 98221

Please confirm receipt of this email. Thank you!

Don Measamer

From: pcc2007@comcast.net
Sent: Wednesday, December 14, 2022 3:02 PM
To: Don Measamer
Subject: ("R 4 ZoneBonus Height Concepts, AMC 19.42.050(C)")

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

Dear Mr. Measamer,

Please add my name to the list of Anacortes citizens greatly concerned, indeed definitely opposed to the concept of allowing buildings of up to 65' in height, with the additional allowance of perhaps up to 15 more feet in height for mechanical devices.

That would equal a potential 80' of view obstructions that would separate the business and neighborhood core from Seafarers Memorial Park to the Anacortes Marina from the easterly views of the water, mountains, and the beautiful Skagit Valley.

Please, please consider the irretrievable loss to our city, it's citizens, and the thousands of visitors who come to enjoy our fair city.

Respectfully,

Mike Pearl
1617 O Ave,
Anacortes WA, 98221
360-708-0388

Don Measamer

From: Claudia Pearl <claudiapearl@hotmail.com>
Sent: Wednesday, December 14, 2022 3:06 PM
To: Don Measamer
Subject: Changes to height ordinance in R4 Zone

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

Claudia Pearl
1617 O Avenue
Anacortes WA 98221

R4 Zone Bonus Height Concepts AMC 19.42.050C

**While I recognize the need for additional housing in the downtown core
And the need for relocation of Skyline residents as they age and are
unable to drive, I fear for the loss of light and views for all of us lowland
landowners. This seems like the addition of a bank of tall buildings...
a WALL... cutting the smaller houses off from the sky. Are there provisions
for "sight corridors" at least? Our city has prided itself on public access
and I understand that there will be public access to a waterfront trail in the
planned new area. Please please please approach your planning with
caution and an eye to a beautiful environment for all of our community
residents. Thankyou, Claudia Pearl
Sent from [Mail](#) for Windows**

Don Measamer

From: Jim Blais <JBlais@gmccinc.com>
Sent: Wednesday, December 14, 2022 3:35 PM
To: Don Measamer
Subject: R4 Bonus Heights

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

Don,

I am emailing you in order to provide public comment on the R4 Bonus Height provisions. MJB Properties, respectfully requests that the City follows the recommendations of Makers Architecture, ending the moratorium and making no changes to the existing code.

The bonus height provisions were established during the 2016 Comprehensive Plan. During that process the bonus height provisions were highly vetted by the City's consultants, the Planning Commission, the Council and the citizens of Anacortes. Though not unanimous, the citizens of Anacortes agreed to the bonus height provisions. The City shouldn't disregard years of work and hundreds of comments from the public all at the first sign of a taller building.

It should also be noted that the City knows it has a housing shortage on its hands. It needs more housing and cheaper housing for its residents. The bonus height provisions will help the City's housing needs as the increased height allowances add density and many times make projects pencil where they wouldn't otherwise. Limiting heights will simply put more constraints on the City's housing.

Thank you for your consideration of these comments, I hope you remove the moratorium and allow the bonus height provisions to remain.

Thank you,

Jimmy Blais
Merlino Properties
206-255-5153

December 14, 2022

City of Anacortes
Planning Commission
2201 30th St
Anacortes, WA 98221

Dear Planning Commission:

I am writing to express my support for the City of Anacortes to allow the current moratorium of the additional 10-foot incentive in the R-4 zoned property west of Commercial Avenue to end.

We believe that the current growth management plan in place in Anacortes to allow for higher density in this R-4 zoned area west of Commercial makes good sense. This is the only way I can see to add work force housing to a market with a severely low vacancy rate. There is not enough housing and four-story apartments are not financially viable for us as an apartment developer. We would like to build more five story apartments but cannot do so until this moratorium is lifted.

Thank you.

Sincerely,



Bradford Augustine
Managing Member

Don Measamer

From: Jim Renfro <jgrenfro12@gmail.com>
Sent: Wednesday, December 14, 2022 4:15 PM
To: Don Measamer
Subject: Building heigh ordinance comment

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

Hi Don,

The recent 4 story buildings downtown turned out to be less obtrusive than I had expected. Assuming the Town Council diligently maintains zoning ordinances as part of a consistent, comprehensive community plan I would be in favor of allowing selective use of 65' height limitations.

thank you,

Jim Renfro

Don Measamer

From: Cynthia Richardson <richrson@cnw.com>
Sent: Sunday, January 1, 2023 1:08 PM
To: Don Measamer
Cc: Libby Grage
Subject: comments on R4 zoning options

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

Please forward the following comments to the Anacortes Planning Commission for their consideration in making a decision on the R4 zoning issues.

I AM VERY STRONGLY IN FAVOR OF CONCEPT G

Remove the bonus height provision from the area west of O Avenue.

- This neighborhood consists of an interesting mix of smaller multifamily buildings (most are 6 units or less and only 2 stories tall) with older single family homes on small lots. This sociable neighborhood tends to be more affordable to working folks. It is close to schools and services and is worth preserving as a neighborhood. 4-story buildings will still change the scale over time, but it will be less overwhelming than 5-story buildings.

Change the $\frac{1}{2}$ block on the east side of O Avenue to Commercial and allow bonus height there

- It simply makes sense to separate zones by the 80' width of a street, rather than splitting a block into 2 different zones (and even having some properties split into 2 different zones). This is the time to end that oddity of our zoning.
- A commercial area only $\frac{1}{2}$ block wide restricts options for commercial and mixed-use development that will be needed as the city grows in coming decades.

- Extending the Commercial zone to O Avenue will encourage development of businesses that provide services and employment for new residents of the multifamily housing expected in the area.
- This change can be made by adopting the Commercial zone standards in this R4 area NOW as a development regulation change, and then in the next Comp Plan cycle change it from R4 to Commercial on the zoning map. No need to wait.

The presentation makes some statements that raise questions:

- “Four- story buildings (with a 40-feet height limit) are generally not economical with Anacortes’s land values”

If a 5-story building is allowed, will builders be willing to pay more for the land, and thus raise land values even more? Will that affect the assessed value and taxes of modest existing homes, making them less affordable?

- “Higher construction costs may require developers to build residential products that offer a greater return on investment.”

How does more profit for builders encourage affordable housing?

- “Per-square-foot construction costs are relatively constant for multifamily buildings between three and six stories.”

If considerably more land is needed for more parking for the taller building, won't that also raise land values? Is that included in the construction cost calculation?

- “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.”

This statement partially contradicts the previous one. Are costs relatively constant through 6 stories or not? Maybe 5 stories will get more units but they'll cost more. Maybe 3 stories are the best way to get more affordable units.

- "The R4 bonus height program has clearly demonstrated its success in making progress on those objectives."

Only 2 buildings have been built under the bonus program. That's hardly enough to clearly demonstrate success.

- "Ending the moratorium will likely encourage additional housing development."
Most of the new multifamily buildings currently being built are 2-3 stories, even in the R4 areas not affected by the moratorium. Why are builders not choosing to build to the maximum height? It may be wishful thinking to assume that we'll get a lot of 5-story buildings with "affordable" units.

- "Extends potential for commercial development impacts closer to SFR neighborhoods"
Commercial development would still be separated from the nearest R3 neighborhood by 2 blocks of R4 and the full widths of O Ave. and M Ave. $\frac{1}{2}$ block closer won't significantly impact the R3 neighborhood, but will make the Commercial zone more rational by not putting it right up against the R4 zone with no intervening street.

This entire area is already developed. New construction will require tearing down existing housing. As land values rise, owners of modest older homes will have no incentive to invest in their homes. Why not just let them deteriorate and become a blight on the neighborhood? Why should they repair or improve the house if they can make more money by selling it to a builder who will just demolish it anyhow? Will this create a slum neighborhood?

Maybe with taller buildings we will get more new high priced multifamily units, but in doing so we lose some of our stock of ordinary inexpensive older homes. Thus, the number of units goes up, but the number of "affordable" units could end up going down, and a modest in-city neighborhood is lost.

Submitted by

Cynthia Richardson
315 V Avenue
Anacortes, WA 98221
360-299-9081

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.

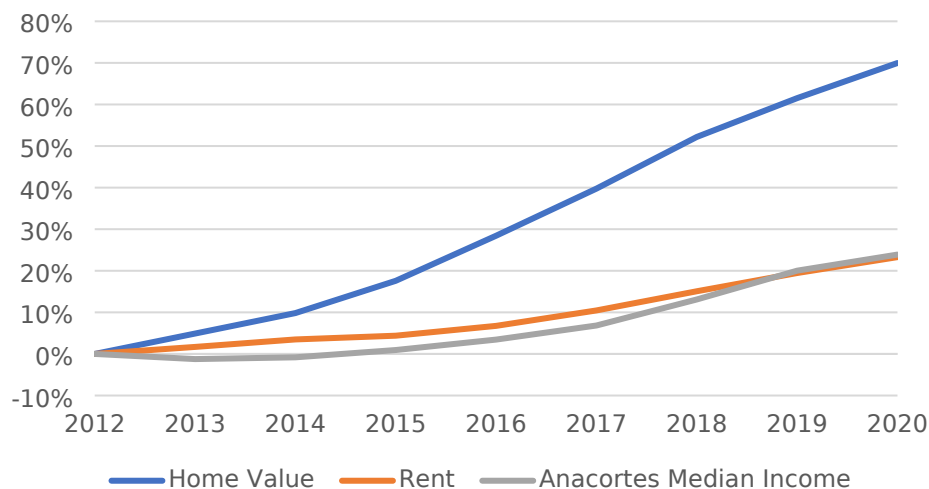


Figure 1. Home Prices, Rents, and Incomes in Anacortes, indexed to 2012. Source: Zillow 2020, ACS 2010-2020 5-Year Estimates

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.

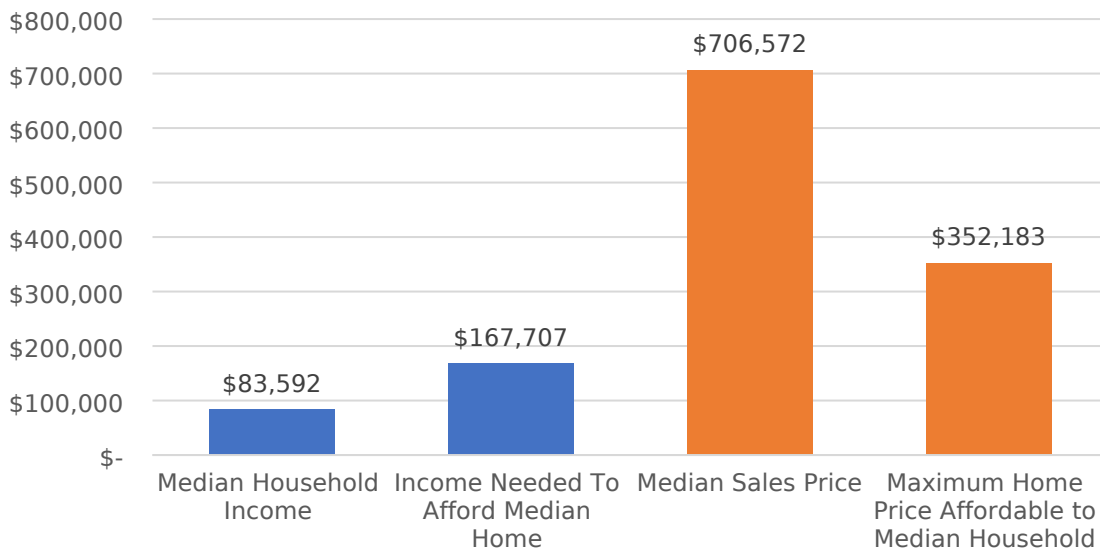


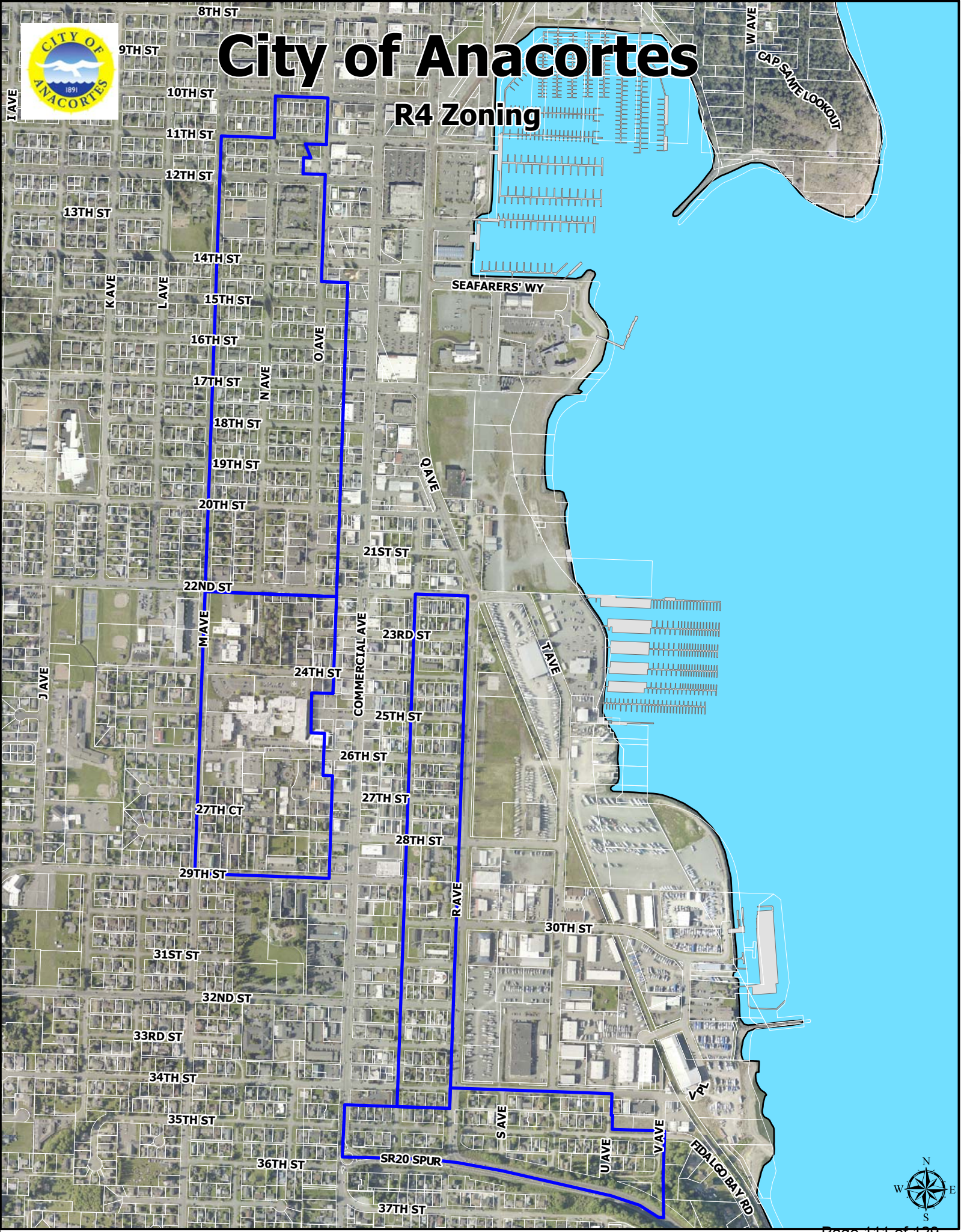
Figure 2. Ownership Housing Affordability in Anacortes. Source: Zillow, Freddie Mac, ESRI, Leland Consulting Group

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.



City of Anacortes

R4 Zoning



R4 Zone Building Height

Planning Commission
December 2022

R4 Use Zone



AMC 19.42 Bonus Incentives

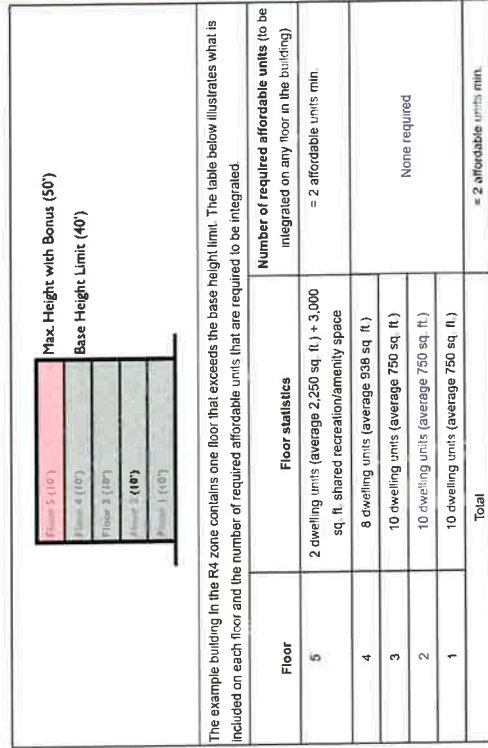
19.42.050 Bonus incentives in the R4, C, and CBD zones.

 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.
 1. 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.
 2. 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.



Planning For the Future

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



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**

What & Where is the R4 Zone?

Residential High Density

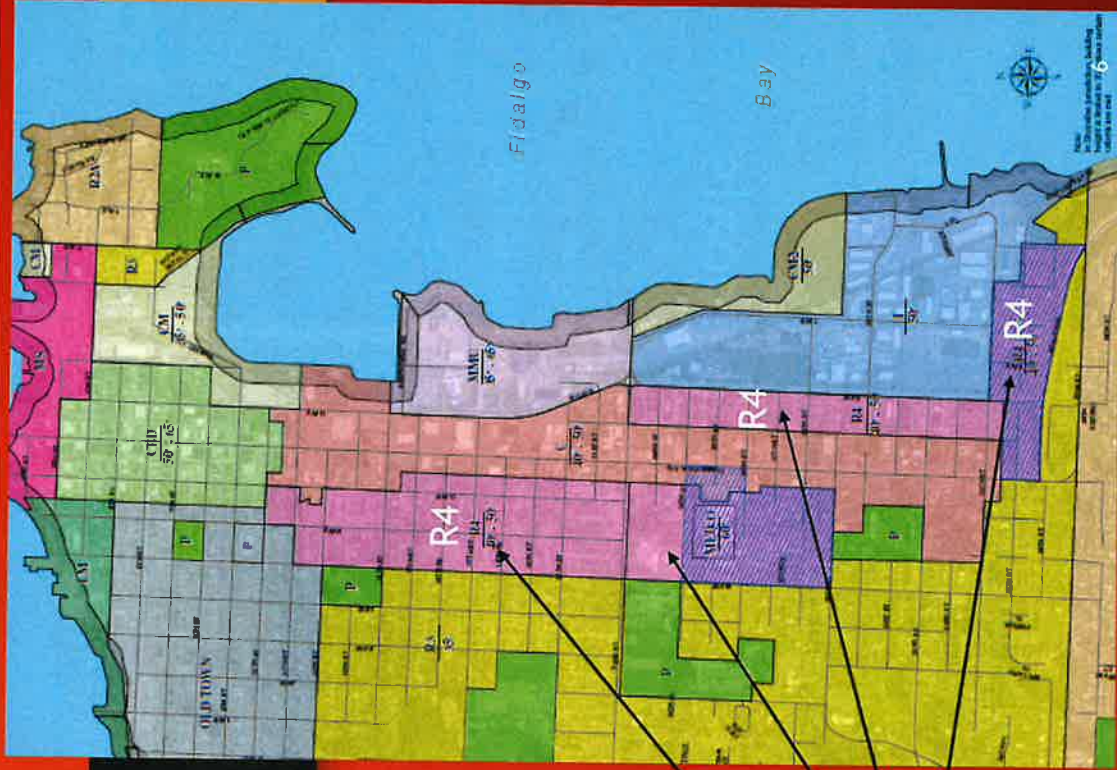
Purpose: This designation provides for urbanized areas with a mixture of multifamily dwelling units that are within walking distance of public transit and commercial/employment areas and/or community facilities. This designation creates a transition from high intensity uses, such as commercial or industrial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



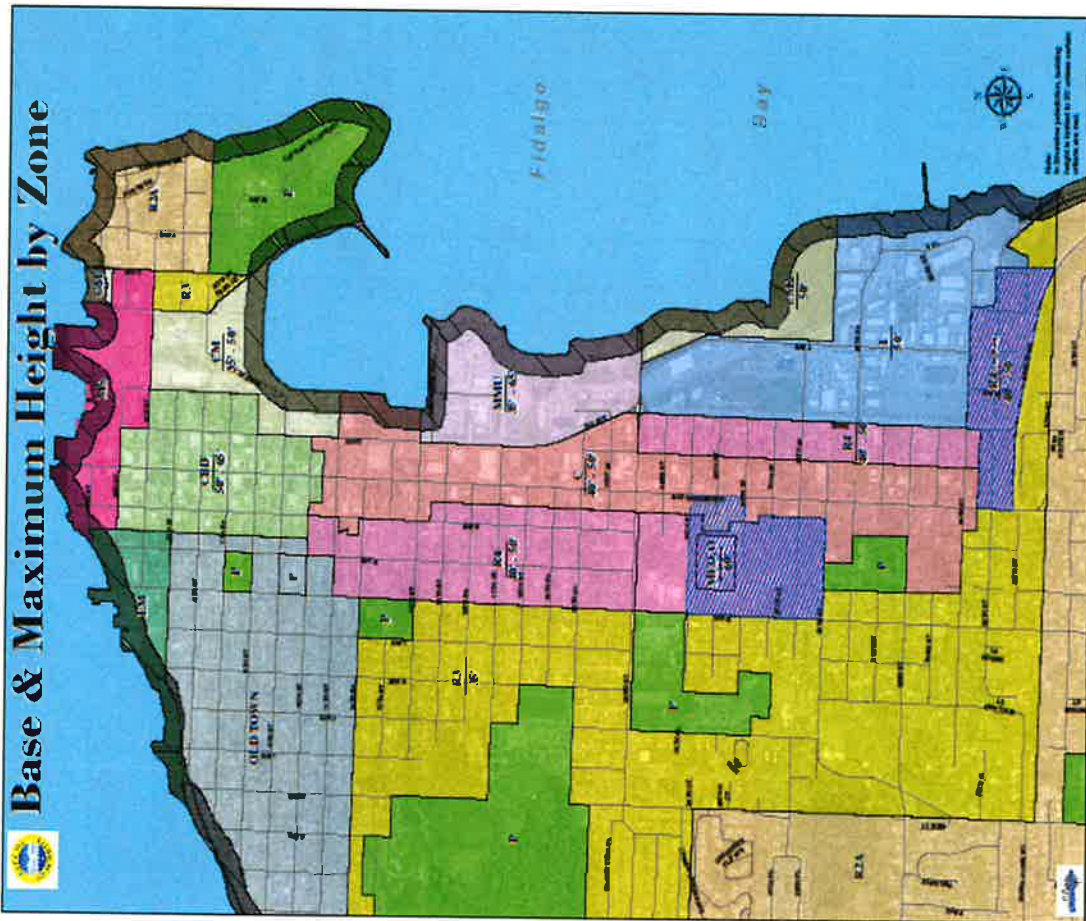
R4 Zone History

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' .





Concepts Forwarded from City Council Meeting June 27, 2022

	Concept	Advantages	Disadvantages/ Challenges	Implementation
A	Rezoning the 1/2 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 rezoning
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

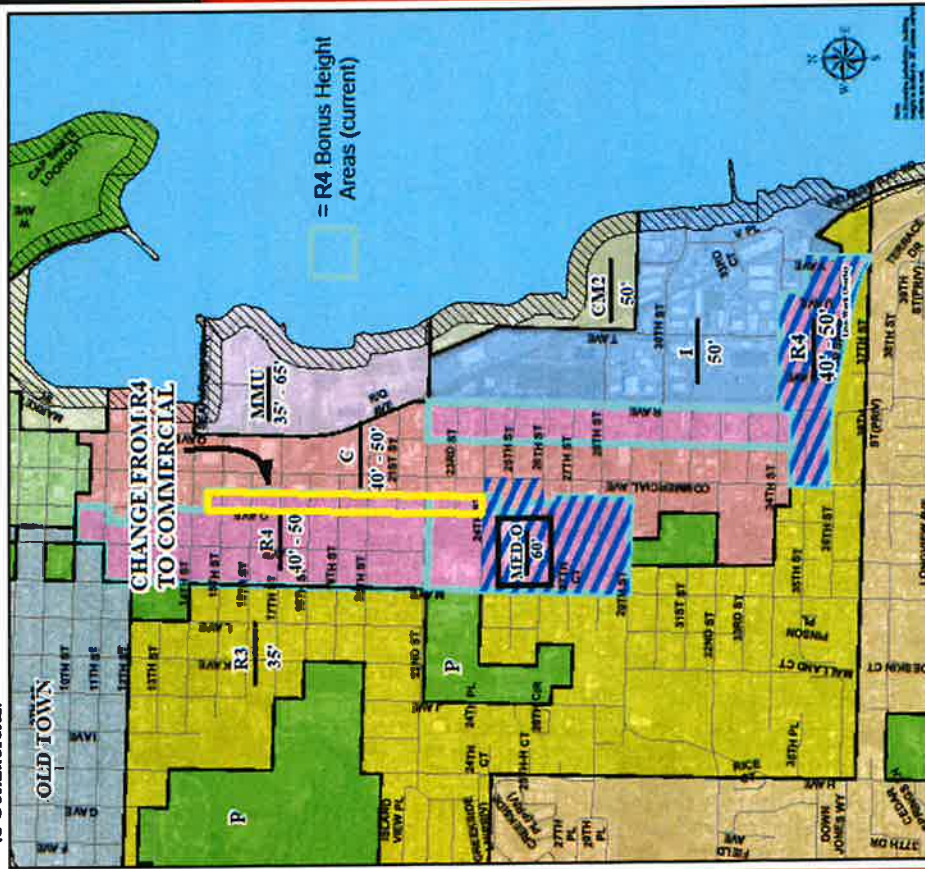
Concepts Discussion

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.

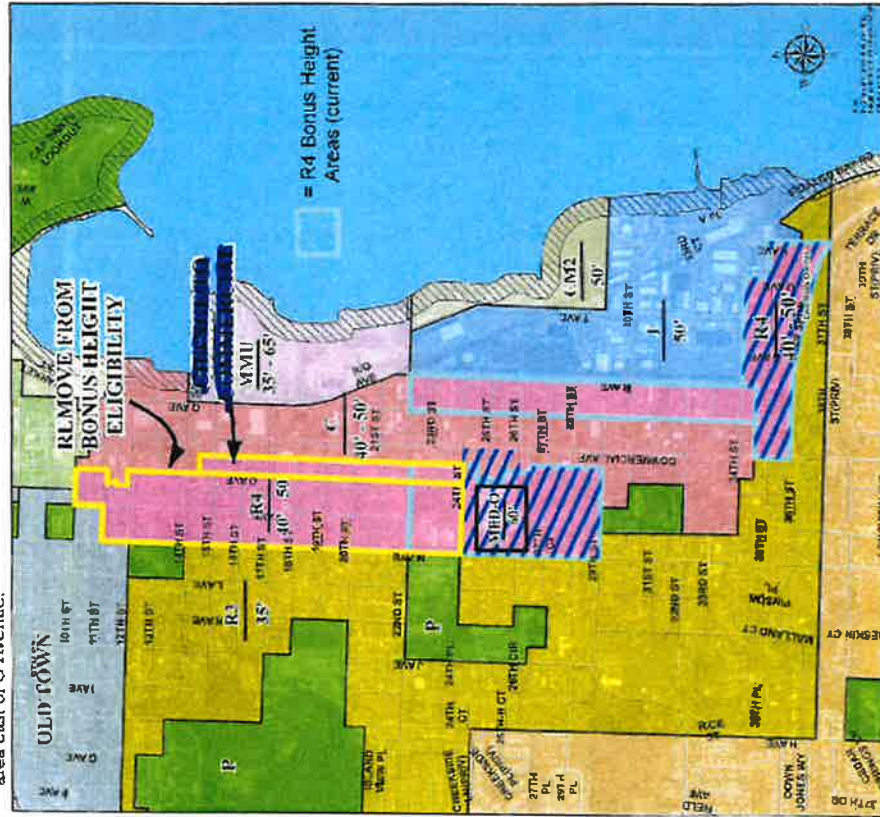


Anacortes R4 Zone Building Height Discussion

Concept B

Description

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

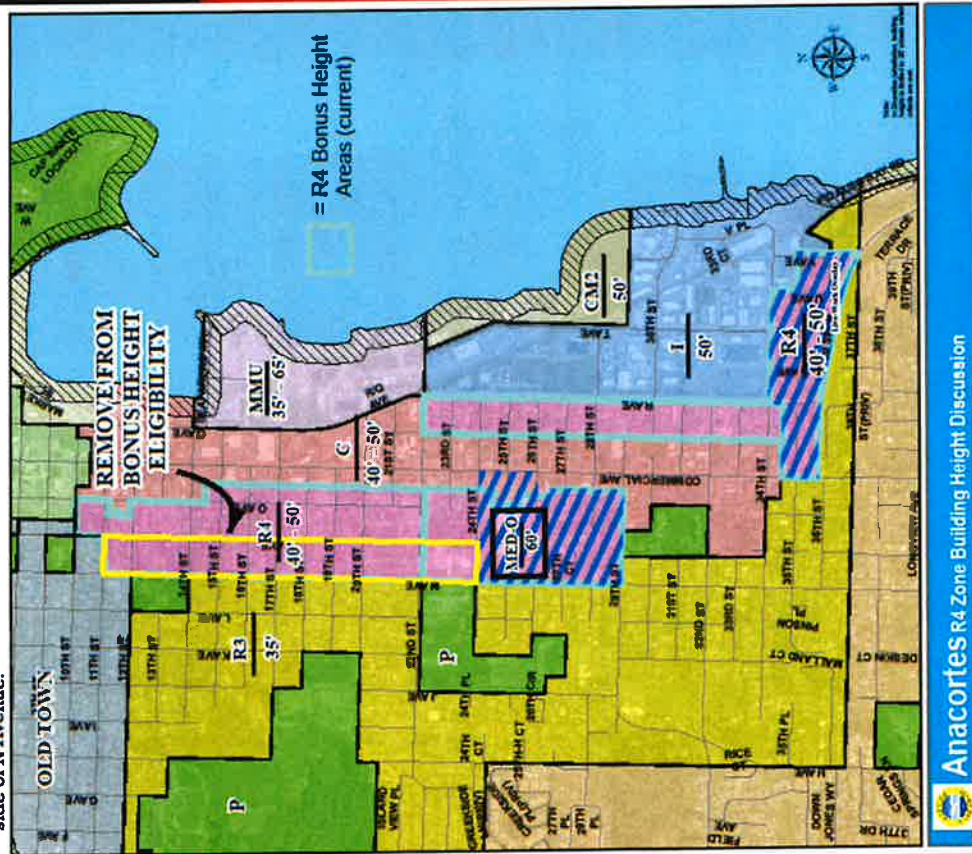


Anacortes R4 Zone Building Height Discussion

Concept C

Description

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



Anacortes R4 Zone Building Height Discussion

Concept D

Description

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



ANACORTES R4 Zone Building Height Discussion

Public Meeting February 18, 2025

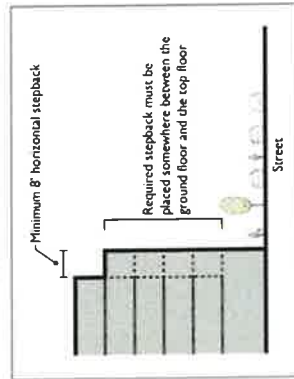
Concept E

Description

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

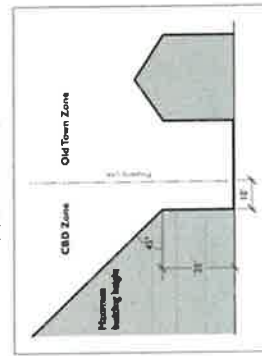
Examples of current standards in other zones that are applicable to taller buildings:

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



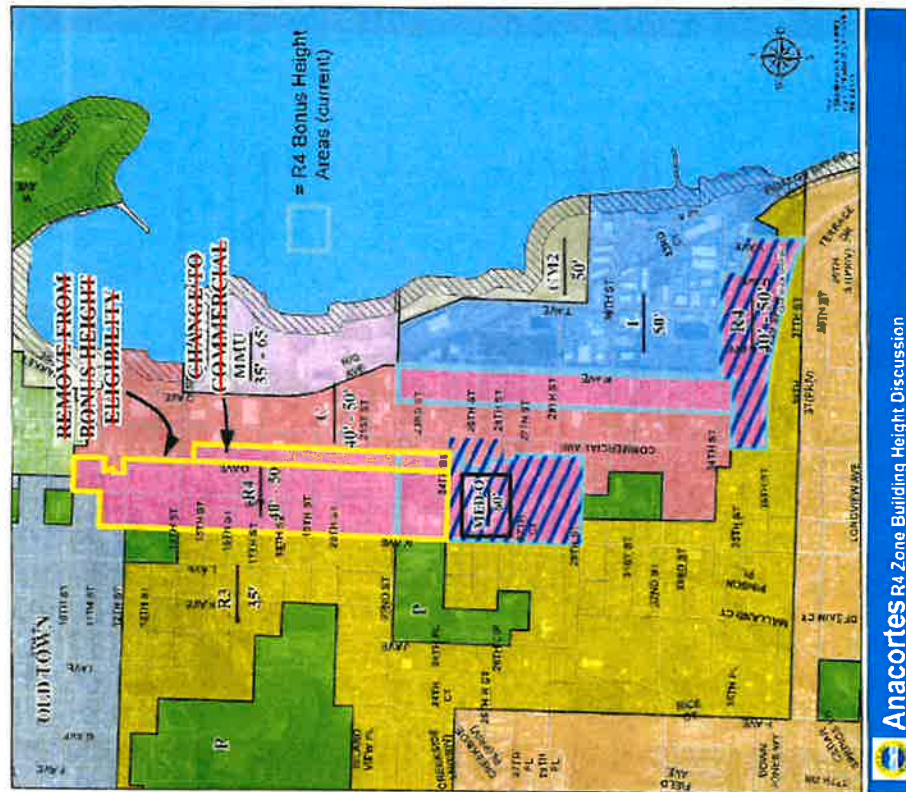
Increased side setbacks, including an increase at a 45-degree angle inward up to the maximum height apply to CBD-zoned properties abutting Old Town.



Concept F

Description

Leave Bonus Height provisions in place with no changes.

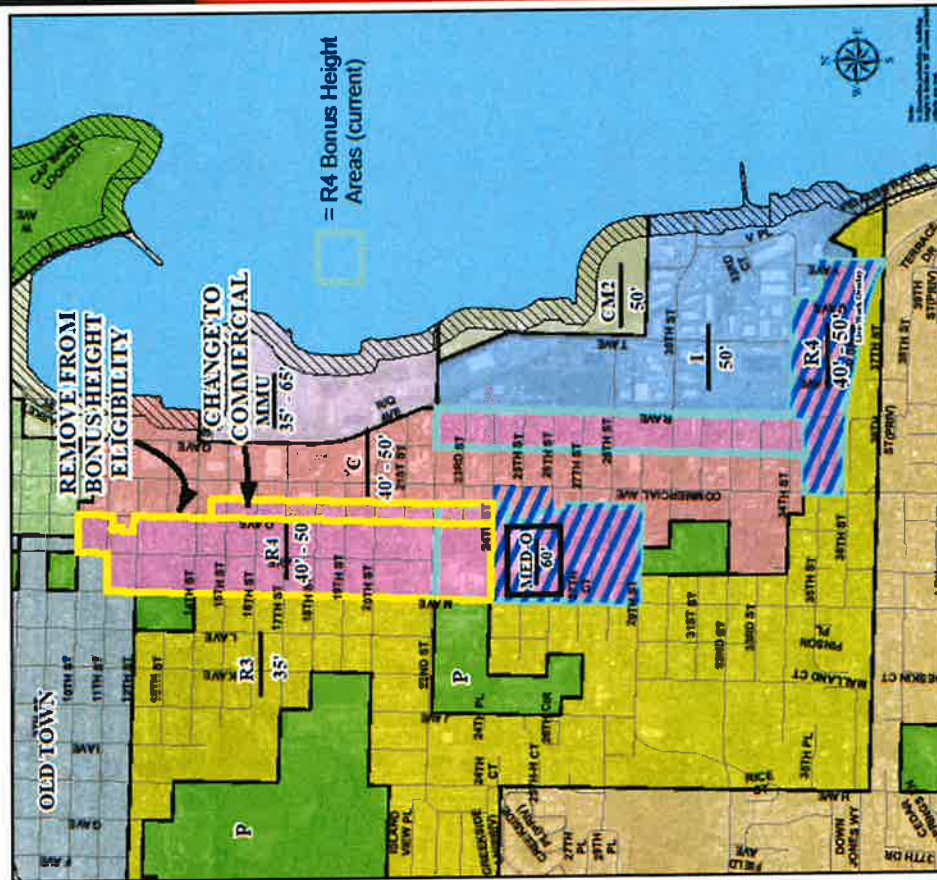


Anacortes R4 Zone Building Height Discussion

Concept C

Description

Combination of concepts.



Anacortes R4 Zone Building Height Discussion

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.