

Anacortes City Council Minutes - July 15, 2024

Call to Order

Mayor Pro Tempore Carolyn Moulton called to order the Anacortes City Council meeting of July 15, 2024 at 5:00 p.m. Councilmembers TJ Fantini, Ryan Walters, Anthony Young, Bruce McDougall and Amanda Hubik were present. Councilmember Christine Cleland-McGrath (left at approximately 8:40 p.m.) participated in the meeting remotely via Zoom

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Consent Agenda

Mr. Young moved, seconded by Ms. Hubik, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

a. Minutes of July 8, 2024

b. Approval of claims in the amount of \$ 323,619.78

The following vouchers/checks were approved for payment:

EFT numbers: 109878 through 109915, total \$143,117.52

Check numbers: 109916 through 109931, total \$159,734.19

Wire transfer numbers: 350531 through 350850, total \$20,768.07

Other Business

City Council Work Session - 2025 Comprehensive Plan and 2025 Docket

Mayor Pro Tempore Moulton explained the overall agenda of the work session. Planning, Community, and Economic Development Director John Coleman provided the goals and guidelines for the work session and explained the Comprehensive Plan update and docketing process, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Separating development regulations updates from the Comprehensive Plan update.
- Basis for staff recommendations.

Petitioner Presentations

Signal Hill Family Limited Partnership

Lafe Hermansen, Senior Partner of Core Design, Inc., proposed the expansion of the Urban Growth Area to include an area south of Sharpes Corner on behalf of Signal Hill Family Limited Partnership, referring to a presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Area included in the proposal.
- Unbuildable portions of the area and associated site plans.
- Consideration of the transfer of unbuildable area to the Anacortes Community Forest Lands.
- Public land designation.

Port of Anacortes

Kevin Anderson, Environmental Specialist for the Port of Anacortes, presented zoning changes to the Marine Terminal, Cap Sante Marina, the Airport and Rockwell parcels, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Trailer parking and marine tech center area geographic definition and uses.

MJB Properties

Jimmy Blais, representing the MJB Properties, addressed zoning changes to the property area, referring to a slide presentation that was included in the packet materials for the work session.

Discussion topics included:

- Minimum aggregated public park requirement.
- Accessory versus standalone use for daycare.
- Desirability and purpose of self-storage.
- Work force housing definition.
- Open space considerations.
- The ratio of commercial to residential space in the development code.
- Clear visualization of the project area to help inform the Council and the public.
- The street plan for the development and consistency with the rest of the city.
- Minimum setback for the water-facing side of a building.

Eric Bowman

Mr. Bowman proposed that indoor recreation use be allowed on his property located on Reservation Road and Stevenson Road for use as an event center.

Discussion topics included:

- Planned building and lot specifications.
- Map of the area.

Ian Munce

Mr. Munce presented proposed development regulation and Comprehensive Plan process amendments, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Cottage housing.
- Development regulations changes.
- Previous Comprehensive Plan update and how the process came forward.
- The spirit of openness and public involvement in the process.
- Addressing increased density.
- Planning Commission involvement in the process.

William (Bill) Turner

Mr. Turner addressed affordable housing in Anacortes, proposing that there should be subsidized housing in the community and eliminating impact fees for accessory dwelling units.

Discussion topics included:

- Habitat for Humanity model.
- Balancing compassion with market capitalism.
- Preserving continuity and keeping people comfortable.
- Public education and communication.
- Hiring a staff member to seek grant funding.
- Targets versus projections for subsidized housing.
- Identify city-owned land to develop for housing.

Comprehensive Plan Update Requirements

Mr. Coleman detailed the required Comprehensive Plan updates, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Procedures for urban growth area expansion and consideration of the surrounding rural area.
- Racially Disparate Impacts review.
 - Importance of regulations to ensure equity and counter intrinsic biases.

Council Discussion

Discussion topics included:

- The theme of the Comprehensive Plan update should be for the whole community.
- Move the Comprehensive Plan to the Code Publishing website.
- Planning for the Anacortes Senior Activity Center.
- Integration of Anacortes Community Forest Land into the Urban Growth Area.
- No neighborhood is exempt from change, though none should be subject to radical change.
- Housing is available by right, not through the conditional use process.
- Bike-ability and walkability. Consider pedestrianization of streets.
- Development review time period ordinance.
- Streamline the permit application process.
- Shoreline Master Plan update.
- Amending the manufacturing and shipping zone.
- Curb, gutter, sidewalk analysis.
- Address Anacortes Municipal Code Title 16 - Tree Preservation - rewrite; 17.75 Essential Public Facilities - rewrite and move to Title 19; Title 15 - Engineering Fees - move to unified fee schedule; Urban Center Development - delete; Underground Utilities - move to Title 19.
- Deciding which items are to be prioritized within time and staff limitations.
- Having the proposals in writing.
- Quality of life focused update.
- Many areas of the update have already been discussed and decided.

- Citizen participation and public engagement.
- An update that reflects public desires.
- Owner-occupied short-term rentals.
- Maintaining the character of neighborhoods.
- Marketing and public outreach.
- Cottage housing that is desirable and fits with the surrounding neighborhood.
- Lot size versus housing type survey.
- Better articulated permit review process and timelines - Planning Commission deep dive.
- Timely final determination on permit applications.
- Tree preservation.
- Housing emergency - need it.

Consultant Question and Answer Period

Mr. Coleman introduced the consultants Katy Saunders (Makers - Climate Element), John Philips (Parametrix), Markus Johnson (Makers), and Andrew Oliver (Leland Consulting).

- Draft data for the climate element in the late summer / fall.
- Hot button issues and others compared to 2016.
 - State housing requirements.
 - Land capacity analysis by income bands.
 - Department of Commerce updates.
 - Economic development update with maritime industries.
- Strategies or actionable items to achieve housing goals.
- Incorporation of the Housing Action Plan into the update.
 - Menu to choose from, not prescriptive guide.
 - Knowledge of undesirable options early on in the process.
- County changes to housing targets and growth allocation.
- Data that supports emergency shelter needs.
- [Housing for All Planning Tool](#).
- Planning Committee will come back with a list of areas to be addressed in the update.

Adjournment

There being no further business, at approximately 9:02 p.m. the Anacortes City Council meeting of July 15, 2024, was adjourned.