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- The public is encouraged to comment via email to pced@cityofanacortes.org, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221. Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
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Anacortes Planning Commission
Municipal Building - Council Chambers
904 6th Street

August 28, 2024
6:00 PM

PRELIMINARY AGENDA
[Packet Materials](#) / [Watch Meeting](#)

1. **Roll Call**
2. **Minutes**
 - a. Minutes of 05/22/2024 were submitted for approval.
3. **Public Comment**
4. **Public Hearings**
5. **Other Business**
 - a. 2025 Comp Plan Update: Land Use and Housing Regulatory Concepts presentation and discussion
6. **Planning Department Update**
7. **Adjournment**

**Citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment during a public hearing may do so as those items are considered by the Planning Commission during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Anacortes Planning Commission Minutes - May 22, 2024

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of May 22, 2024 at 6:00 p.m. Commissioners William McCombs, Frank Jeretzky, Paul Ryan, Luke Currier, Jim Stoneman and Mike Mills were present.

Minutes

Minutes of 04/24/2024 were submitted for approval.

The minutes for 04/24/2024 were submitted for approval. Commissioner Currier moved to accept the minutes as presented; Commissioner McCombs seconded. Commissioner Mills abstained; all other Commissioners Ayes.

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Public Comment

Ward MacKenzie, Anacortes, pointed out that we cannot upzone ourselves into the solution. He feels that we need to look at the real issues, driven by economics, which may be out of our control. We need to encourage development by providing incentives or establishing a consistent regulatory environment that does not discourage development. If done correctly, we could provide housing in the denser areas of town where the infrastructure exists.

Public Hearings

Other Business

2025 Comprehensive Plan Update - Draft Land Capacity Analysis

John Coleman said tonight's presentation is on the draft land capacity analysis. The City hired Makers Architecture as the consultant to help with the Comprehensive Plan update. The sub-consultant is the Leland Group. Tonight we have Andrew Oliver who will present the land capacity analysis.

Andrew Oliver said he's working with Makers on the Comprehensive Plan. He reviewed the powerpoint. As part of the analysis process, they reviewed residential permits over the past 10 years, broken down by housing types. There has been an increase in ADU's and middle housing over the past few years. They also looked at commercial permits over the past 10 years. Most of these were in Sharpe's corner and the commercial area. We looked for redevelopable or vacant parcels. The projections for population, jobs, and housing comes from the State. Since the last Comprehensive Plan update, we have a requirement to review the income levels that the housing will serve. There is a projected need for a wide variety housing types based on income levels.

Anacortes currently has a deficit in the 0-50% AMI. We also have to plan for permanent supported housing; such as emergency shelters, substance abuse treatment, etc. There are 3 categories in the land use analysis: vacant land, partially used land (low and medium density residential zones that are large enough to be subdivided without tearing down the existing home); and redevelopable land. This excludes critical areas and a few other things, along with a few assumptions to allow for what may or may not happen based on market fluctuations and past/present trends. We also reviewed known projects. The result is a number that shows the capacity for additional units by zone.

Mr. Oliver clarified that ADU's were looked at separately. We looked to see where ADU's could be added. We understand that not everyone will build ADU's, so we estimated 5% of owners may choose to build an ADU. The result is approximately 350 ADU's in the next 20 years. We determined that Anacortes has sufficient zoning capacity to meet the housing unit and job projections through 2045. Regarding the housing needs by income, we looked at the zoning capacity to see where the units to serve lower income could be built. This is a

broad way of looking at this, but works well. He reviewed the zone categories showing the low, moderate and high income surplus for each zone. Based on the research. Anacortes can fulfill the requirements for housing categories. We also looked at adequate provision analysis - this ensures that production aligns with need and analyzes barriers to producing that housing.

Linda Martin referenced residential permits since 2013, stating it looks like approximately 114 units per year. She asked how many units are in process this year.

Mr. Coleman pointed out that in 2023 we were way down from the average due in part to the change in interest rates which influenced building. In 2024 we will likely follow that trend, but don't have those figures. He commented that developers are waiting for lower interest rates.

Commissioner Martin asked for clarification on how AMI is calculated.

Andrew Oliver stated it is based on the family income and household size which is slightly less than 2 adults.

Linda Martin said in 2016, the average was 2.4 for household size. She asked why the new projection is 1.7.

Mr. Oliver clarified that housing size has been going down in most of Washington. The conversion from population to housing unit projection takes into account more than just housing size. The Department of Commerce has a housing tool that has built in assumptions; such as vacancy rate changes, underproduction of housing units, homelessness, etc. He stated that the projection for housing size in Skagit County is expected to be 2.2 in 2045.

Commissioner Martin referenced the projections slide. She wondered where the figure for emergency housing came from.

Andrew Oliver said it is from the housing planning tool from the Department of Commerce. They take into account evictions, jail releases, etc. He clarified that Skagit County did a straight allocation for emergency housing targets.

John Coleman stated that Mount Vernon's number is proportionately larger.

Linda Martin asked how many emergency housing units we currently have.

Andrew Oliver said there are 30 currently.

Mr. Coleman clarified that emergency housing is temporary, such as Anacortes Family Center. It's supposed to be a few months of housing, similar to a first step program. It is not intended to be permanent housing. The goal is to get homeless individuals housed and connect them to supportive services.

Commissioner Stoneman commented that if we have 30 now, adding 48 more seems excessive. He wondered if the community has a need for that amount of emergency housing.

Mr. Oliver said it's based on the forecast of future needs.

John Coleman said some of this is to address a current deficit which we have identified. These housing types need to be located within cities, not in the County as the infrastructure is not there to support those individuals. Normally, 20% would be allocated to Skagit County, but that percentage was distributed among the cities in Skagit County.

Commissioner Martin referenced the SKOG population methodology. It looks like 10% that would normally be allocated to rural areas was allocated to the municipalities. It also looks like a similar percentage from the 120% AMI was allocated from municipalities to the rural areas.

Mr. Coleman clarified that the 80/20 split is for the overall county population projections. Of that 20%, 90% of the 0-30% AMI was taken out and reallocated to the City. The County can only accommodate 10% of that figure (0-30% AMI), which also assumes lower rent rates. The rest was disseminated among the cities. In order to keep the 80/20 split, each of the cities allocations for 120%+ AMI was redistributed to the rural areas. That was assumed to be SFR or manufactured homes. There is less capacity to accommodate the housing types under 100% AMI. He clarified that the allocation numbers are from SKOG and approved by the steering committee. Linda Martin clarified that when she first saw the allocations for 0-50% AMI they didn't seem to fit with the Anacortes community. That's why she wanted to see where those allocations came from. She feels that lower income individuals can live in the County.

John Coleman agreed. There are a lot of affordable housing units in the rural areas. This is about new construction units. You cannot purchase a new SFR if your income is under 120% AMI due to increased housing costs for construction.

Commissioner Mills asked why the other income brackets were not distributed differently in the county.

Mr. Coleman stated that it goes back to construction costs. It's not feasible to construct units other than SFR's.

Mr. Mills said he wished that the Planning Commission had the opportunity to weigh in on those numbers. He would have preferred to have participated from the beginning.

Paul Ryan asked if the Planning Commissioner will be working with the County during the Comprehensive Plan update.

John Coleman clarified that they would not be working with the County. Since we have the allocations, we will be focusing on city-wide planning for accommodation. If we determine our UGA needs to be addressed, we will then have to apply to the County for that expansion. That's part of the planned growth for Anacortes. We can annex land in our UGA's, but not outside of that. This is where we need to identify those growth areas.

Linda Martin pointed out that from a land use perspective, there is no need to expand the UGA based on this report.

Mr. Coleman said the City Council and Planning Commission still have a lot to say about that. This report says given the existing circumstances, we have enough land to accommodate the projections. However, there could be other reasons to change zoning, which could facilitate needing to look at the UGA. We intend to request portions of the ACFL that aren't currently in our UGA be included in our UGA so that we can annex that area. This is city-owned land (parks) so we would like to have a say about that land.

William McCombs asked if the existing homes would count towards the target numbers if the area is annexed.

Mr. Oliver clarified that the target numbers include the current UGA areas. For the purposes of this plan, annexation would happen after the adoption of this plan. Therefore, anything currently outside the City limits, would not be counted in these numbers.

John Coleman said if a home exists in the UGA now, those are counted in this land analysis because those areas were always planned for growth. If we add additional land to the UGA, those existing homes are not in those figures. If we were to expand the UGA, we would identify the property owners and would take into account the number of existing residences. We do have a request for annexation of approximately 120 acres in the UGA.

Staff will be working with City Council to determine if we want to do that.

Linda Martin asked John to describe the process.

Mr. Coleman said all development pays for expanding the infrastructure associated with the project. There are also impact fees, sewer fees, transportation fees, etc. New development pays into the system.

Luke Currier asked if the MJB site was excluded from this review.

Mr. Oliver stated they were not excluded. It's just a different color in this report because there's been different ideas floated for that site.

Paul Ryan asked if property is annexed would these larger parcels be broken down by changing the zoning, resulting in more homes in that area.

John Coleman said when land is designated UGA, the City predetermines the zoning. He pointed out that there's very little residential capacity in our existing UGA. It's mostly industrial and commercial.

Mr. Ryan asked if manufactured homes, RV lots, etc could be accommodated near the refinery.

Andrew Oliver stated there is some residential available in that area.

Mr. Coleman clarified that everything east of the golf course is not designated as residential. That area is light manufacturing, commercial, etc. Those uses are not compatible with residential growth. We are working on a plan to accommodate growth on the city-owned property in the Sharpe's Corner area.

Mike Mills asked how the city-owned land has been utilized.

Andrew Oliver said there is some City/Port land that is not developable, but the rest has been included. This excludes parks, schools, etc.

Frank Jeretzky pointed out that there is no City water or sewer in the Sharp's Corner area. He asked if it would be expensive to develop.

John Coleman said staff will study the costs of those improvements to the infrastructure.

Paul Ryan referenced the ADU slide. He asked if there are minimum requirements for permeable surfaces on a lot. He expressed concern that an ADU would affect that requirement.

Libby Grage stated that there is a minimum requirement for landscaped areas and maximum lot coverage by the

buildings. ADU's have to meet those requirements.

Mike Mills commented that staff needs to look at the developability based on geological aspects also. The lot may be big enough for the ADU but given the topography, it may not be developable.

Mr. Oliver clarified that this was the first review to determine the capacity to increase ADU's on existing lots. There are several lots that an ADU would not be feasible, but the 5% assumption should account for that. The more important take away is that this number is not too large.

John Coleman pointed out that this assumes detached ADU's. There is potential for an increase in attached ADU's.

Commissioner Mills wants to make sure the citizens understand that not all of those will be developed.

Mr. Coleman agreed. This shows where ADU's can go based on our current zoning. This equates to 18 ADU's per year. Currently we have approximately 11 ADU's per year. We understand that our projections cannot be satisfied solely with ADU's.

Ms. McCord asked what racially disparate impact means.

Andrew Oliver clarified that the State is asking cities to look at potential impacts of historic land use practices; such as, ownership restrictions to people of certain races. Much of that language still exists in the record. There was a disproportionate effect on those non-white potential homeowners. Although that's not allowed now, the impacts may still be there. We are required to look at that. We are reviewing the existing policies in the current Comprehensive Plan and determine if those impacts need to be addressed. Middle housing is tied to this. Other housing forms may provide opportunities that those individuals may not otherwise have had. This allows for diversity of housing types. It has to do a lot with policy and a little about zoning.

Planning Commission Procedures

John Coleman referenced the draft Planning Commission procedures. These define how the Planning Commission works and how meetings are conducted. He reminded them that they still fall under Roberts Rules of Order. This is your opportunity to hash out the details.

Linda Martin stated that the Commission can go through this page by page or table it and bring back suggestions.

Frank Jeretzky asked if staff anticipates having a meeting in 2 weeks.

Mr. Coleman said there was nothing tentatively scheduled for that date.

Commissioner Martin referenced her marked up version. She asked if the Commissioners want to add a mission statement. She commented that she's usually in favor of them, but not sure if it makes sense for the Planning Commission. It could be helpful with the Comprehensive Plan update, but that only happens every 10 years.

John Coleman agreed that the Comprehensive Plan is the biggest thing the Planning Commission does. It guides the rest of the decisions. That's what we were trying to achieve. The Planning Commission looks at changes yearly and makes recommendations.

William McCombs asked if this should be coming from the City Council since the Planning Commission serves the role they gave us.

Mike Mills said he liked the 3rd paragraph as the primary statement.

Luke Currier agreed with Commissioner McCombs. We are here to serve a function. It feels weird to redefine the role.

John Coleman clarified that the role of the Planning Commission is defined on the webpage, but it is not specified in the AMC. You're here to make recommendations to City Council and they make decisions. They provide feedback so you understand their process. While City Council does influence the Planning Commission decision making process, you are an independent body.

Commissioner Martin recommended that the Commissioners read the 2 versions and review the website. She recommended adding language about a quorum. She referenced page 3, the election of officers. She reviewed her recommendation. She wonders if the second sentence is needed.

Mr. Coleman commented that it provides some clarity. It doesn't hurt to keep it.

Linda Martin recommended leaving it in. She moved on to 3G and suggested removing it.

Mike Mills said that's redundant with 5A. If we keep it, we need to be consistent.

John Coleman pointed out this intends to give the Planning Commission a worksession, such as gathering at a table to review a land use map. This allows for a less formal meeting type. He suggested changing 3G to "the Planning Commission may hold study sessions per section 5".

Commissioner Martin said she wants to remove 3G and keep 5A. She moved on to section 3I stating she did not think that should be a rule.

Mr. Coleman said it's not uncommon to set a limit. If the Commission wants to go over the limit, a vote needs to happen.

Linda Martin agreed to leave it in. She moved on to 4B asking if it needs to be removed.

John Coleman clarified that the intent is to allow the Commission to break a large topic into multiple meetings.

William McCombs pointed out this gives us leeway. He recommended leaving it in.

Frank Jeretzky expressed concern from prior meetings where a decision wasn't being made and the public felt like we were passing things off.

A majority of the Commissioners wanted to leave it in.

Linda Martin referenced the last page asking if they should add 'and a consensus'.

Commissioner Mills suggested clarifying if a vote is involved.

Frank Jeretzky agreed.

Linda Martin suggested changing it to "procedure by a motion and a vote". She provided some duplicates that need to be removed. At the next meeting, the Commissioners will need to hash out the mission statement and roles. She recommended coming with ideas.

Mike Mills referenced section 6B stating there's been citizens attending meetings and talking about anything they want to rather than focusing on City of Anacortes business. Then in section 7H, which discusses cross examination of speakers, he wonders if the Commission wants to engage with speakers or ask clarifying questions.

Commissioner Martin said this is fine the way it is.

John Coleman pointed out that is the public comment period, not a question and answer period.

Commissioner Mills said we still have the option to ask clarifying questions, but for public comment that is not staying on topic, Commissioners can step up and stop it.

Frank Jeretzky said he likes the comment period up to 3 minutes because it doesn't allow much time for debate.

Mr. Coleman stated that Commissioners can address questions from the public later in the meeting, but it's important not to engage back and forth.

Linda Martin will rewrite her version with the changes that were discussed tonight.

Planning Department Update

Mr. Coleman said that on April 24th the Planning Commission reviewed the Shoreline Development Permit for the Port and you approved that, but there has been an appeal of that decision, so that will go to City Council for a closed hearing appeal. That will be on May 28th. The appeal was based on procedural things. We also reviewed the Public Participation Plan that was taken to City Council on Monday. They requested additional information and some modifications regarding scheduling, which will be brought back to Council.

Linda Martin asked if John could discuss the June 5th meeting.

John Coleman said that we are having the 2025 Comprehensive Plan kick off on June 5th! This is an open house and our consultant will be there to speak with those attending. This is not a Planning Commission meeting, but you are encouraged to be there. We will post that there is a potential for a Planning Commission quorum. At 6:30 there will be a more formal presentation about the Comprehensive Plan process, with a focus on the new climate element. This could be a bit repetitive for Commission members, but we encourage you to attend.

Linda Martin asked if and how people will be able to give input.

Mr. Coleman clarified that the consultants will be taking feedback. We will have a survey prior to that date, so we hope to have those results available during that open house.

Commissioner Martin commented that we really want significant input. She suggested surveys for the different elements and "Planacortes" swag.

John Coleman clarified that this is the first of 3 open houses. We don't anticipate specific comments from the public, rather general comments regarding the update. There will be another workshop when we are working on the policies and goals, then the final workshop will be about the draft Comprehensive Plan. These are the 3 main times for people to interact with the consultants.

Linda Martin said we need to capture comments from the public. She suggests that comments should be by element.

Adjournment

8:21p.m.



Planning Commission Agenda Bill

Meeting Date: August 28, 2024

Agenda Item: 5.a.

Subject: 2025 Comp Plan Update: Land Use and Housing Regulatory Concepts presentation and discussion

Staff Contact: John Coleman

Approved for Submittal to Commission by

LIBBY GRAGE

John Coleman

Action Type

Discussion

Summary Statement: Tonight's Planning Commission meeting will include a presentation and discussion of land use and housing regulatory concepts. Topics will include Housing Action Plan strategies for allowing more housing types, updating minimum lot sizes in various zones, and neighborhood commercial concepts. Feedback from the Planning Commission and the community will help inform the development of proposed amendments to the Comprehensive Plan and development regulations as part of the periodic update process.

Background: The City is currently conducting a periodic update of its Comprehensive Plan and development regulations, as mandated by the Growth Management Act (GMA).

Previous Action: Links to agendas and videos of past Planning Commission and City Council meetings relating to the Comprehensive Plan update can be found on the [2025 Comprehensive Plan Update webpage](http://www.planacortes.org) (www.planacortes.org).

Competing Viewpoints Considered: Public participation, including sharing of ideas and viewpoints, is an integral part of the periodic update process.

Recommended Motion: N/A - discussion only

Alternative Actions: N/A

Attachments (listed in order presented):

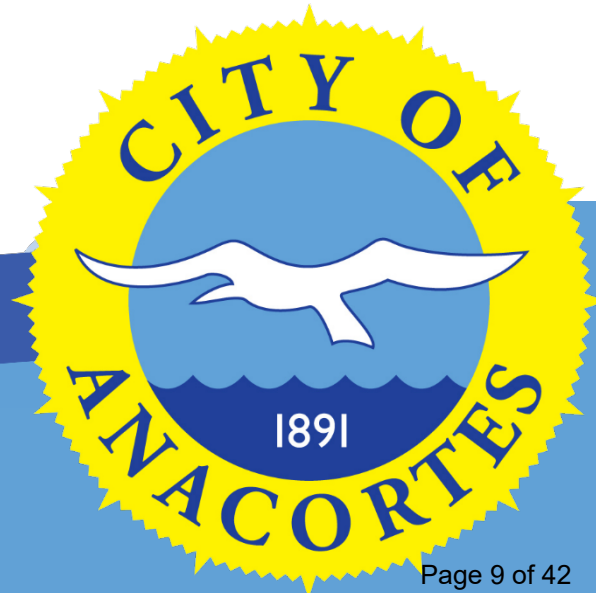
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ANACORTES

2025 Comprehensive Plan Update

Land Use & Regulatory Concepts

Planning Commission Meeting, August 28, 2024



DISCUSSION ITEMS

- Background – growth & permits
- Regulatory concepts – allowing more housing types
- Regulatory concepts – updating ADU provisions
- Regulatory concepts – updating minimum lot sizes
- Regulatory concepts – neighborhood commercial concept

DISCUSSION ITEMS

#	Summary	Recommendation	Notes
2.1.1	Residential Low Density 1 (R1) Zone	Include	Cottages are likely to be especially appropriate for the R1 zone
2.1.2	Residential Low Density 2 (R2) Zone	Completed	
2.1.3	Residential Low Density 2A (R2A) Zone	Include	
2.1.4	Residential Medium Density 3 (R3) Zone	Completed	Nursing homes were also included in this recommendation, but we don't recommend moving forward
2.1.5	Group Living	Include	Include Rooming House and Adult Family Home; HACs proposes further study of Nursing Home and Assisted Living Facility to ensure sufficient standards exist in code
2.1.6	Adult Family Homes	Include	
2.1.7	Prohibit New Large-Lot Single-Family Uses in Medium and High Density Zones	Include	Rework as a maximum lot size and apply to consolidation via BLA; apply to all zones
2.1.8	Duplex Cottages	Include	See Cedar Springs Lane development as an example of where this type has already been permitted
2.1.9	Single Room Occupancy Housing	Include	Limit to mixed-use zones
2.1.10	Supportive Housing	Required	Add design standards as allowed by state law
2.1.11	Tiny Homes	Exclude	This provision will become confused with ADU regs
2.2	Implement the R3A Zone	Exclude	
2.3	ADU Regulations	Include	Partially completed already; remainder is required by state law
2.4.1	Minimum Lot Sizes	Include	Focus on regulating by height, setbacks, open space, parking minimums rather than lot size and effective limits on the size of the units
2.4.2	Maximum Lot Coverage	Include	
2.4.3	Maximum Size of Single-Family Homes	Exclude	Sufficiently addressed through maximum lot size
2.4.4	Density	Include	
2.4.5	Setbacks	Include	
2.4.6	Height Bonus Program	Include	
2.4.7	Elevator Penthouse	Include	
2.4.8	Religiously Owned Land Density Bonus	Required	
2.5.1	Family Definition	Required	
2.5.2	Design Standards Applicability	Include	
2.5.3	Block Frontage Standards	Include	
2.5.4	Usable Residential Open Space	Include	
2.5.5	Townhouse Open Space	Include	

EXPECTED GROWTH THROUGH 2045

POPULATION

- Anacortes is projected to have **4,988 more residents**
 - From 17,983 (2022) to 22,971 (2045)
 - This is 17% of growth in Skagit County
 - This requires **2,942 more housing units**

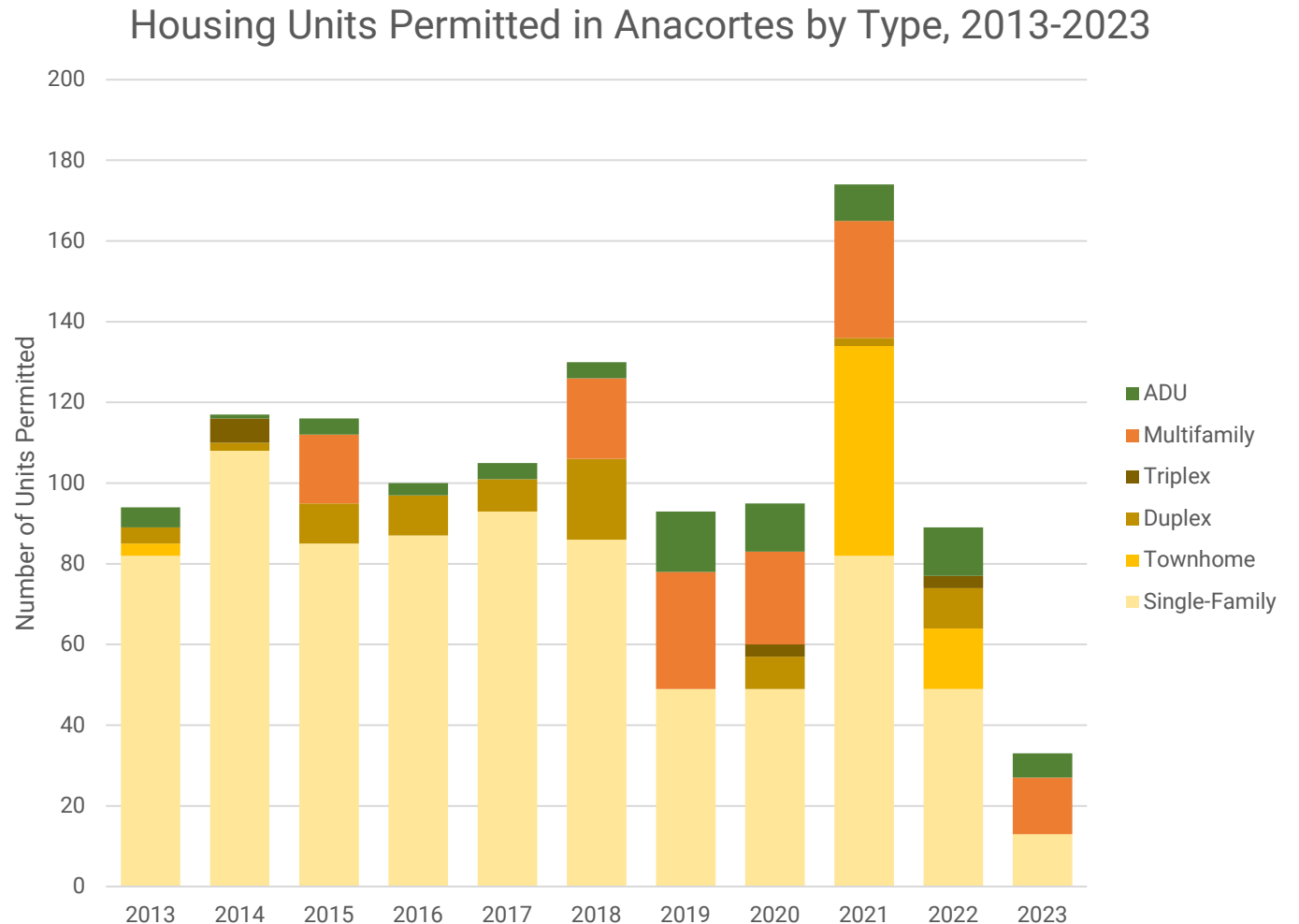
JOBS

- Anacortes is projected to have **3,145 more jobs**
 - From 9,503 (2022) to 12,648 (2045)
 - This is 15% of growth in Skagit County

These growth allocations are agreed upon by Skagit County and all of its cities. See Resolution 2023-01 of the Growth Management Act Steering Committee of Skagit County.

RESIDENTIAL PERMITS SINCE 2013

- 1,146 units have been permitted since 2013
- There has been an increase in ADUs and middle housing types in recent years
- However, Anacortes has not been producing enough housing to meet the 2045 projected need
 - 128 units per year permitted on average needed (2022-2045)
 - 101 units per year permitted on average



Regulatory Concepts

Anacortes Housing Action Plan

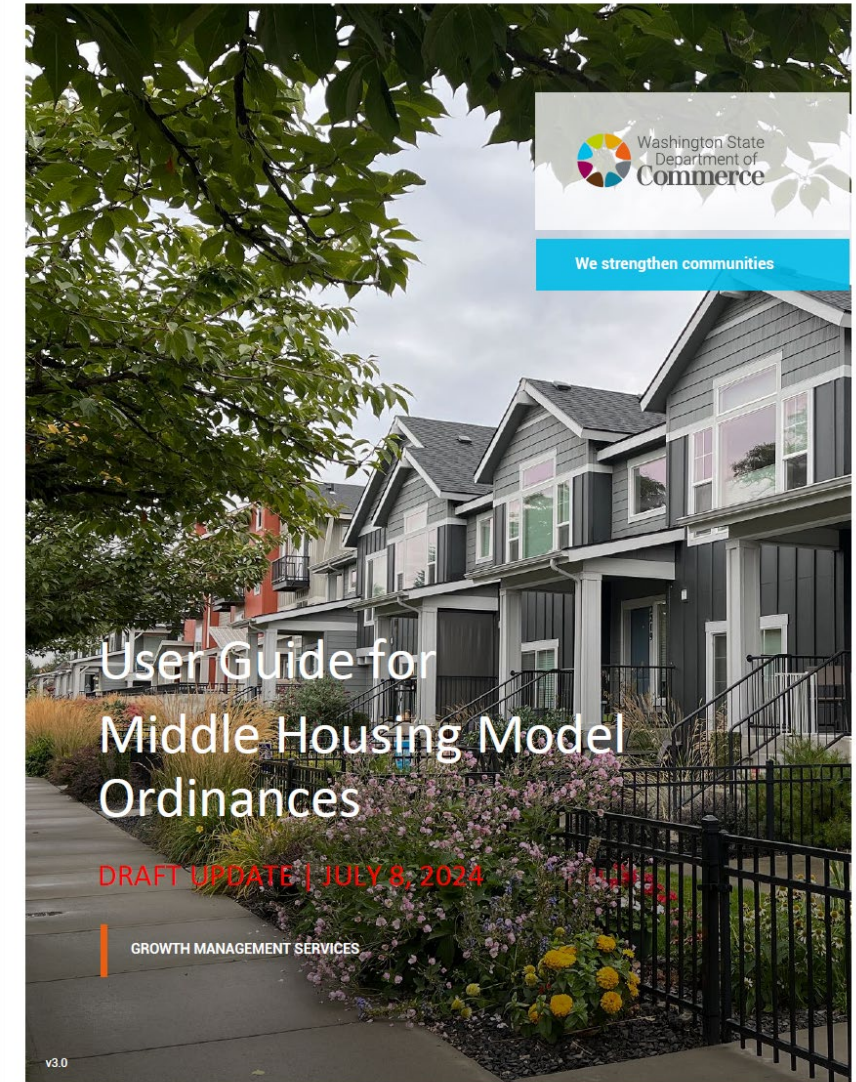


January 2023

What's Happened Since the HAP!?

WA HB-1110 Middle Housing Bill

- Effective July 2023
- 77 cities statewide subject to HB 1110* (not Anacortes)
- 3 tiers of cities with unique middle housing requirements
- Tier 3 – most applicable to Anacortes (cities <25,000 within larger UGA)
- Duplexes must be allowed by right in ALL residential zones
- MAKERS working with Commerce on Middle Housing Model Code & User-Guide
- Applicable cities are required to update zoning to conform with law within 6 month of periodic comp plan update deadline



What's Happened Since the HAP!?

Washington Cities of all sizes and flavors updated zoning to allow middle housing

- Trailblazer cities
 - Spokane, Walla Walla, Kirkland
- HB -1110 Implementation Cities
 - Auburn, Burien, Renton, Seattle, Tacoma, Tukwila, University Place
- Non HB-1110 Cities are zoning for middle housing
 - Aberdeen, Bingen, Anacortes.....?



ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.1 – Allowing cottage housing in R1 zone

- Current plan: Cottage housing may be allowed under certain circumstances. Those circumstances are not defined.
- Current plan: Densities up to 4du/acre (above base 2ud/acre) via special review process (which is not defined)
- HAP proposes cottages to be a permitted use
- Cottages limited to 1,200sf and count as a ½ du for density purposes



ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.3 – Allowing triplexes & townhouses in R2A zone as permitted uses (provided they meet any special unit size and/or additional lot size provisions)

- Only on lots with alley access
- Limit floor area to max 1,000-1,200sf and let them count as ½ du (similar to cottages)
- Limit to four attached units
- See related discussion below on Duplexes



ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.5 – Reduce barriers for group living uses, including assisted living and nursing homes

- Assisted living - change from Conditional to Permitted in R3, R3A, and R4A
- Nursing homes - change from Conditional to Permitted in R4

ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.6 – Adult family homes

New state legislation passed in 2020, RCW 70.128.066, provides a way for adult family homes to have seven or eight beds. The standards and definitions under AMC 19.43.020(B) should be updated accordingly.

- The enabling legislation under RCW 70.128.140 only requires that adult family homes be treated as single-family homes for regulatory purposes, not that they be physically designed as a detached single-family home (but still subject to zoning standards)

ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.7 – Prohibit new large-lot single-family uses in medium and high-density zones

- R3 and R4 zones make up only 14% of the City's developable land but have some of the highest allowed densities
- A starting point is to prohibit this NEW single family uses in the R3A, R4, and R4A zones, but still allow in the R3 zone
- If there's a concern about feasibility of duplex+ development on small existing lots, consider exempting lots < 4,500sf (current min lot size for SF dwelling)

NOTE related discussion on duplexes below



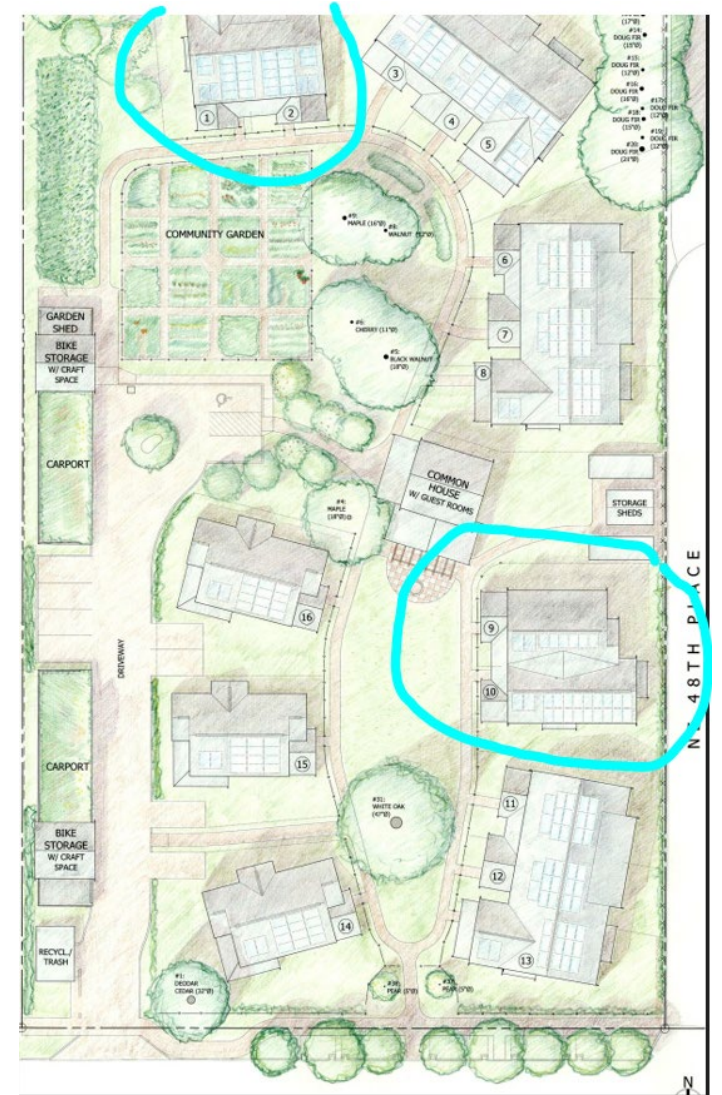
ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.8 – Duplex cottages

- Currently allowed: Attached duplex cottages in the R3, R3A, R4, and R4A zones.
- This provision has already been used in at least two projects since the 2019 code update.
- Proposed update: Streamline the code and allow duplex cottages in all zones where cottage housing is allowed.

Cully Green Cottages in Portland has duplex and even triplex cottages



ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.9 – Single Room Occupancy

Housing. Define, permit, and set standards for single-room occupancy (SRO) housing. This type of housing operates similarly to dorms or hostels and provides a dignified housing option for people with the lowest incomes.

Consider calling these “Co-living housing” rather than SRO’s.....

ALLOWING MORE HOUSING TYPES

What is Co-Living Housing?

- Low-cost housing option
- Each resident has a small, private, lockable unit
- Residents share kitchen spaces and other amenities
- Individual units usually include kitchenettes and private bathrooms
- Not recognized in current code;
 - Closest term is Rooming House - A dwelling, with a central kitchen and with more than one but fewer than nine boarders, with no more than nine sleeping rooms, which is considered as a type of multifamily use for design standards purposes



ALLOWING MORE HOUSING TYPES

Co-living HB 1998 (enacted 2024)

- Jurisdictions must allow co-living housing on any lot **within an urban growth area** where at least 6 multifamily units are allowed, including lots zoned for mixed-use development.
- Compliance recommendation: Replace current “rooming house” term/definition with new “Co-living housing” term and definition and allow by right in R4, R4A, CBD, C, MMU (*wherever multifamily with 6+ units is allowed by right currently*)

ALLOWING MORE HOUSING TYPES

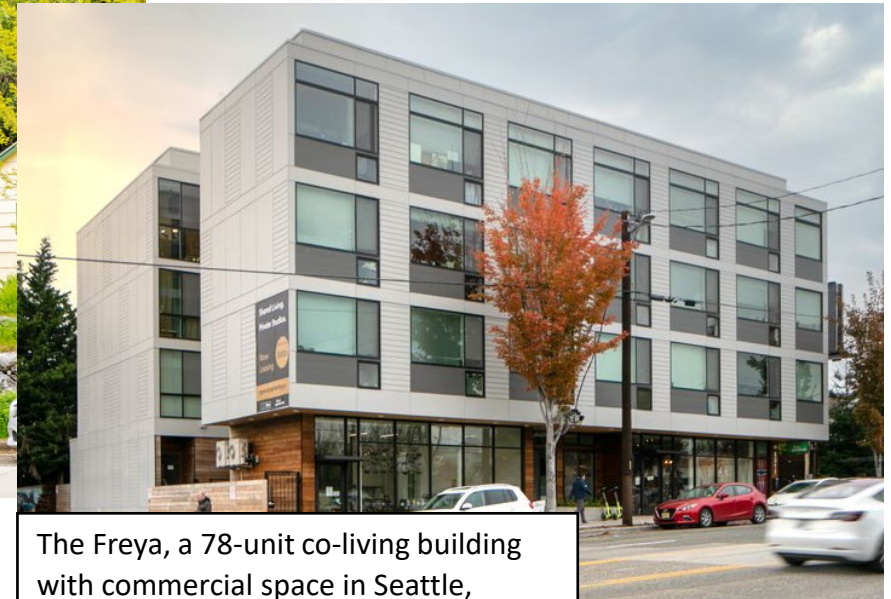
Examples of Co-Living Housing can come in a variety of densities



The Village, a co-living community in Portland with 4 homes and 26 units, developed by Open Door



Westward Studios, a 17-unit co-living development in Seattle acquired and renovated by Great Expectations



The Freya, a 78-unit co-living building with commercial space in Seattle, designed by Neiman Taber Architects

ALLOWING MORE HOUSING TYPES

Action: Allow more housing types in more residential zones to promote middle housing and affordable housing.

HAP strategy 2.1.10 – Supportive Housing.

Supportive housing refers to residential facilities intended to house individual and families experiencing or at imminent risk of homelessness.

- Emergency shelter
- Transitional housing,
- Emergency housing, and
- Permanent supportive housing.

ALLOWING MORE HOUSING TYPES

Supportive Housing RCW 35A.21.430 (enacted 2021)

- Cities must allow permanent supportive housing or transitional housing in areas where multifamily housing or hotels are allowed.
- Also, emergency shelters and emergency housing must be allowed in zones in which hotels are allowed.
- Compliance recommendation: Add a supportive housing use category, defined with the four supportive housing types, and allow by right in R4, R4A, CBD, C, MMU (*wherever multifamily with 6+ units and hotels are allowed by right currently*)

ADU REGULATIONS

Action: Streamline ADU regulations to make them easier to finance, permit, and build.

HAP strategy 2.3 – ADU Regulations.

HB 1337 (enacted in 2023) requires jurisdictions to allow two ADUs per lot **within an urban growth area**.

Compliance recommendations include:

- Allow two ADUs by right in all primarily residential zones
- Remove the owner occupancy requirement (also in the HAP)
- Clearly state that only one parking space is required per ADU (also in the HAP)

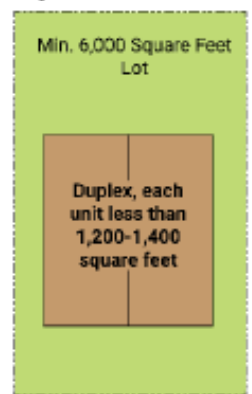
UPDATING MINIMUM LOT SIZES FOR DUPLEXES

HAP strategy 2.4.1

R2A zone: Recommended starting point

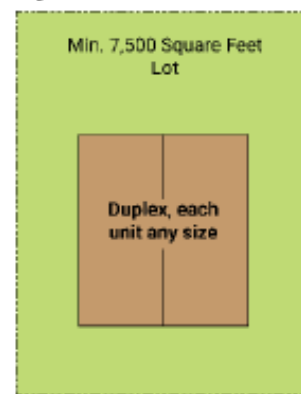
Duplex allowed by-right on same minimum lot size as a single-family dwelling (6,000 sf)

Option 1



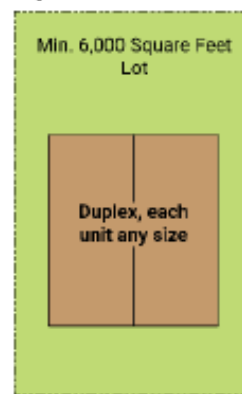
Larger units allowed by-right with min. 9,000 square feet lot

Option 2



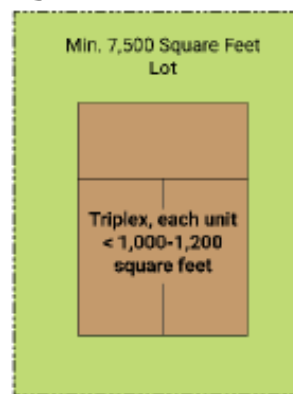
Allowed by-right

Option 3



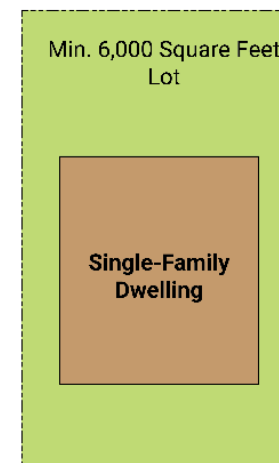
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Option 4

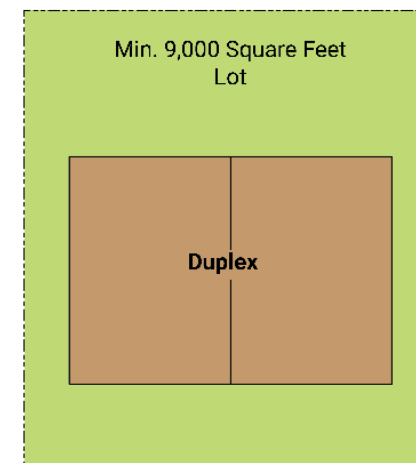


Allowed by-right

R2A Zone Current Standards



Allowed by-right



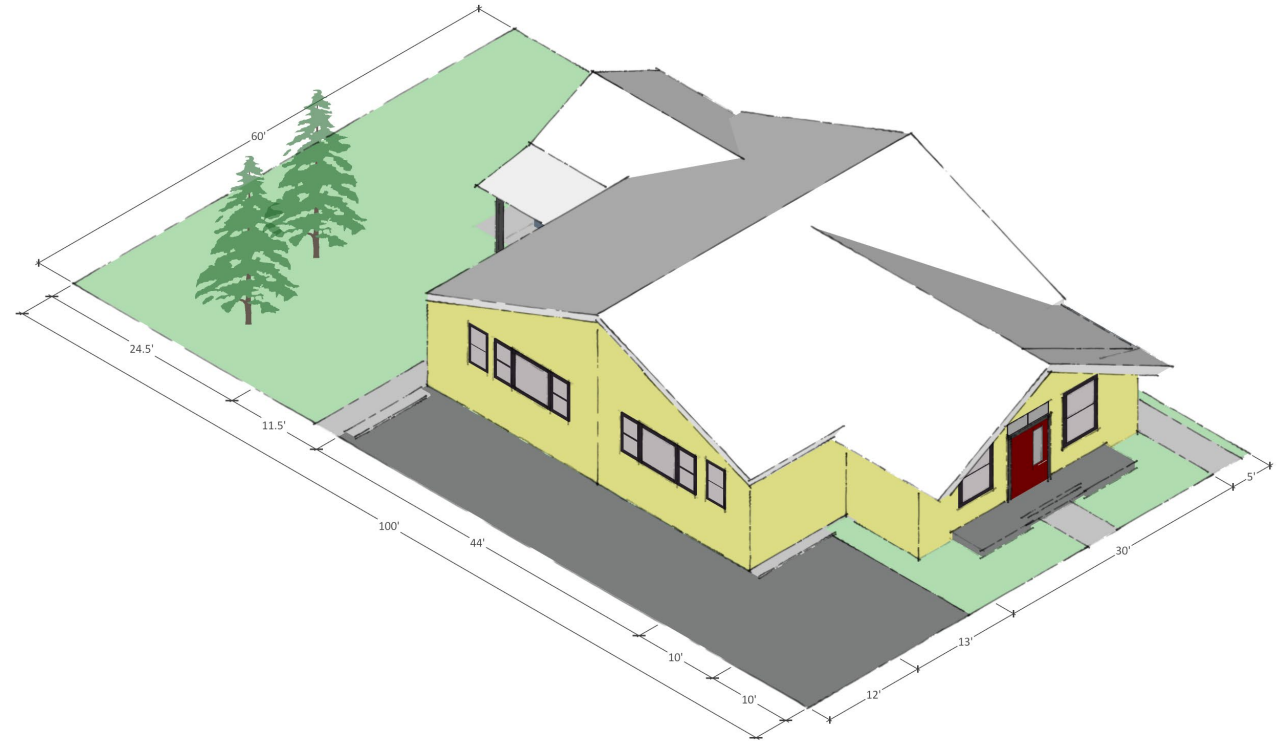
Allowed by-right

Figure 14 - Lot size options in the R2 zone

Example model
illustrating a
duplex on a lot
close to 6,000sf
Alley-loaded
example



Example models
illustrating a
duplex on a lot
close to 6,000sf



Front-loaded
examples

Duplex Design Standards

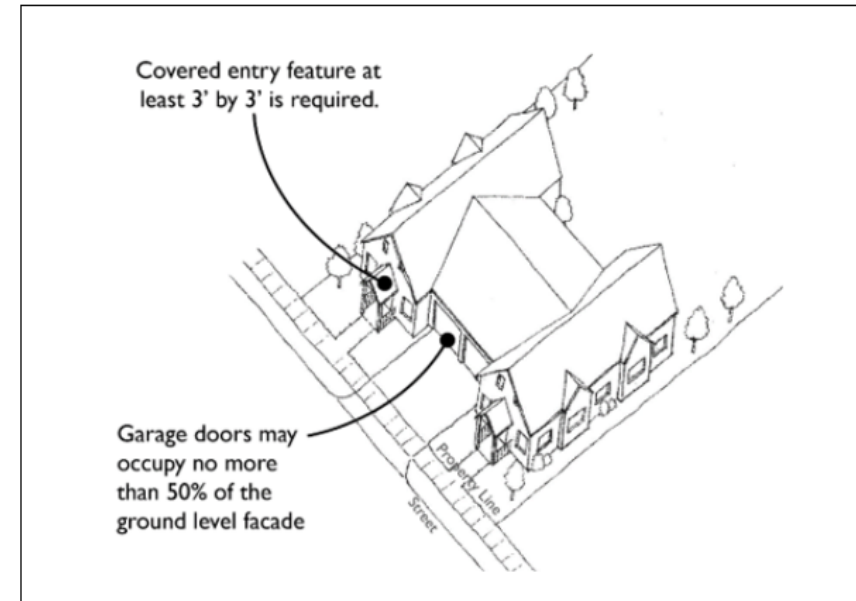
Note existing Duplex design standards already in place – and could be modified

MAKERS prepared middle housing design standards as part of Commerce' Middle Housing Model Code and is assisting several cities with such middle housing design standards now

E. Duplex.

1. *Definition.* A building that is entirely surrounded by open space on the same lot and contains two dwelling units.
2. *Standards.*
 - a. Duplexes are subject to the entry and driveway access and garage standards for single-family small lot (subsections (C)(3)(a) and (b) of this section). The entries for individual units may be grouped (with a shared path connecting grouped entries to the sidewalk) or separated (as illustrated in Figure 19.43.010(E)(2)(a)).

Figure 19.43.010(E)(2)(a)
Duplex example.

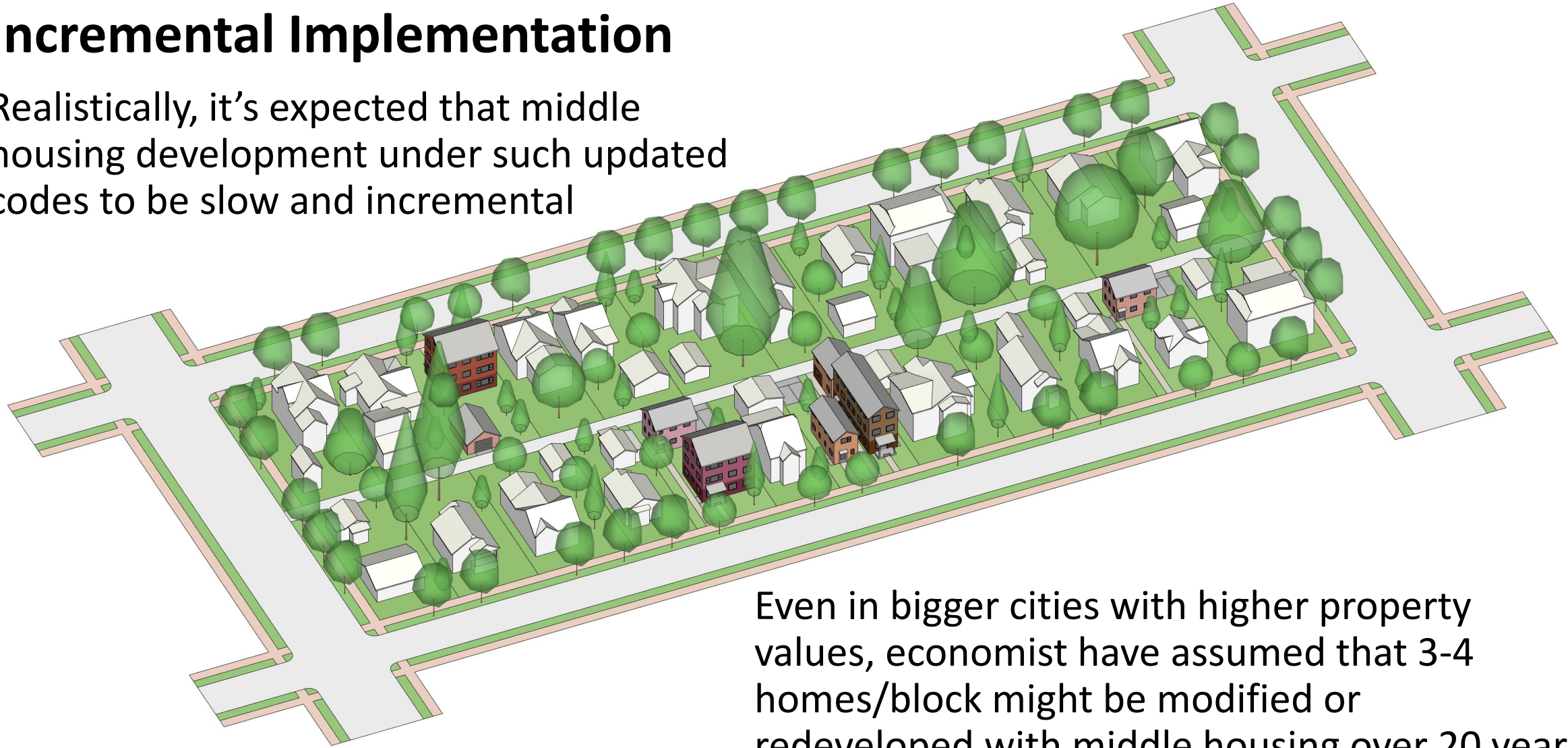


- b. See [AMC 19.53.030](#) for general driveway and access easement standards. Separate driveways are permitted for each unit, provided each driveway is limited to 12 feet in width and meets driveway separation standards in [AMC 19.53.030\(D\)](#).

- c. *Standards for Minimum Usable Open Space.*

Incremental Implementation

Realistically, it's expected that middle housing development under such updated codes to be slow and incremental



Even in bigger cities with higher property values, economist have assumed that 3-4 homes/block might be modified or redeveloped with middle housing over 20 years

UPDATING MINIMUM LOT SIZES

HAP strategy 2.4.1

R3 zone: Recommended starting point

Duplex allowed by-right on same minimum lot size as a single-family dwelling (4,500 sf) and allow additional units for every 1,500 sf

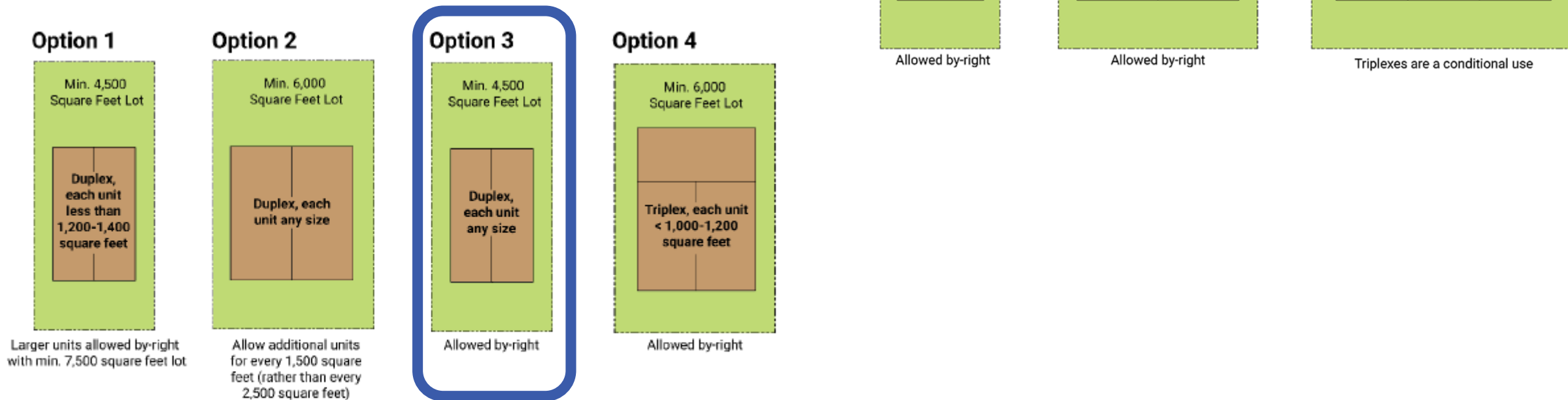


Figure 15 - Lot size options in the R3 zone

UPDATING MINIMUM LOT SIZES

HAP strategy 2.4.1

R4 and R4A zone:

- Reduce the minimum lot size for duplexes from 4,200 to 3,000 sf
- Eliminate the reference for requiring additional lot area for additional dwelling units beyond duplex (R4A)
- Consider raising base max height for R4 zones to 45 feet and the bonus to 55 feet (not in the HAP)

Note: Current height limit measured to the highest point of structure; Images show what's possible now with 40' R4 limit



NEIGHBORHOOD COMMERCIAL OPTIONS?

Current policy:

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



Current code: Neighborhood grocery store is conditionally permitted in all R zones except R-1. Key standards:

- Not to exceed 1,200sf of retail sales net floor area & 3,200sf of gross floor area.
- No such grocery uses must be allowed within ¼-mile of an existing grocery store.

NEIGHBORHOOD COMMERCIAL OPTIONS?

Anacortes already has two examples – though they are “non-conforming”:



“The Store” is zoned R-2A and approximately 3,600gsf



Steinman Grocery is zoned R-3 and approximately 2,500gsf

NEIGHBORHOOD COMMERCIAL OPTIONS?

There's a movement statewide to try to allow these small corner stores to provide more services and amenities within walking distance of homes, provided they are in scale and integrate measures to minimize impacts to neighboring residents



NEIGHBORHOOD COMMERCIAL OPTIONS?

Suggested consideration:

Allow small-scale corner stores by right in all but R-1 zone:

- Limit the uses to neighborhood-serving retail uses, café's, personal service uses, and offices
- Limit floor area to 2,000sf in in R-2, but maybe larger in R-3, particularly R-4 (maybe up to 4,000-5,000sf)
- Limit hours of operation (certainly to close by 10pm)
- Parking – no-off street parking requirements considering small size, but perhaps allow only where on-street parking is available on one or both streets (note that Steinman Grocery only has on-street parking on side street)
- Perhaps other simple site/building design standards to ensure compatibility

NEIGHBORHOOD COMMERCIAL OPTIONS?

Other options:

1. Zone the two existing non-conforming stores to Commercial to bring them into conformance
2. Create a neighborhood commercial overlay that allows for neighborhood commercial uses but doesn't change the underlying zone. Map priority/possible sites including the two current stores.

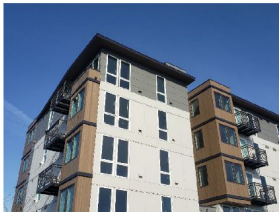
NEXT STEPS

- Future Land Use Map (FLUM) considerations
- More land use and housing concepts

Anacortes Housing Action Plan








January 2023

#	Summary	Recommendation	Notes
2.1.1	Residential Low Density 1 (R1) Zone	Include	Cottages are likely to be especially appropriate for the R1 zone
2.1.2	Residential Low Density 2 (R2) Zone	Completed	
2.1.3	Residential Low Density 2A (R2A) Zone	Include	
2.1.4	Residential Medium Density 3 (R3) Zone	Completed	Nursing homes were also included in this recommendation, but we don't recommend moving forward
2.1.5	Group Living	Include	Include Rooming House and Adult Family Home; HACS proposes further study of Nursing Home and Assisted Living Facility to ensure sufficient standards exist in code
2.1.6	Adult Family Homes	Include	
2.1.7	Prohibit New Large-Lot Single-Family Uses in Medium and High Density Zones	Include	Rework as a maximum lot size and apply to consolidation via BLA; apply to all zones
2.1.8	Duplex Cottages	Include	See Cedar Springs Lane development as an example of where this type has already been permitted
2.1.9	Single Room Occupancy Housing	Include	Limit to mixed-use zones
2.1.10	Supportive Housing	Required	Add design standards as allowed by state law
2.1.11	Tiny Homes	Exclude	This provision will become confused with ADU regs
2.2	Implement the R3A Zone	Exclude	
2.3	ADU Regulations	Include	Partially completed already; remainder is required by state law
2.4.1	Minimum Lot Sizes	Include	Focus on regulating by height, setbacks, open space, parking minimums rather than lot size
2.4.2	Maximum Lot Coverage	Include	
2.4.3	Maximum Size of Single-Family Homes	Exclude	Sufficiently addressed through maximum lot size
2.4.4	Density	Include	
2.4.5	Setbacks	Include	
2.4.6	Height Bonus Program	Include	
2.4.7	Elevator Penthouse	Include	
2.4.8	Religiously Owned Land Density Bonus	Required	
2.5.1	Family Definition	Required	
2.5.2	Design Standards Applicability	Include	
2.5.3	Block Frontage Standards	Include	
2.5.4	Usable Residential Open Space	Include	
2.5.5	Townhouse Open Space	Include	