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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

September 25, 2024
6:00 PM

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

1. **Roll Call**
2. **Minutes**
3. **Public Comment**
4. **Public Hearings**
5. **Other Business**
 - a. 2025 Comprehensive Plan Update - Preliminary amendment proposals for the Land Use and Housing Elements
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.



Planning Commission Agenda Bill

Meeting Date: September 25, 2024

Agenda Item: 5.a.

Subject: 2025 Comprehensive Plan Update - Preliminary amendment proposals for the Land Use and Housing Elements

Staff Contact: John Coleman, LIBBY GRAGE

Approved for Submittal to Commission by

Libby Grage
John Coleman

Action Type

Discussion

Summary Statement: At their September 25, 2024 meeting, the Planning Commission will begin reviewing preliminary proposals for amendments to the goals and policies of the Comprehensive Plan Land Use and Housing Elements. The draft amendments were prepared by Makers Architecture and Urban Design in collaboration with city staff. Markus Johnson, MAKERS, will present the proposed amendments and staff will be available to answer questions. The attached Staff Memo provides a more detailed description of the anticipated Comprehensive Plan update review process. It also provides a description of the Land Use and Housing Elements, including GMA requirements for each element, 2016 Plan goals, and a summary of the preliminary amendment proposals. The detailed text of the proposed Land Use and Housing amendments can be found in Attachment A (Land Use goals and policies), Attachment B (Future Land Use Map and Land Use designations) and Attachment C (Housing goals and policies).

Background: See attached Staff Memo dated September 20, 2024.

Previous Action: You can view past meetings and activities related to the 2025 Comprehensive Plan Update on the [project webpage](#), under the "Meeting and Event Info" tab.

Competing Viewpoints Considered: Written comments may be submitted any time to CompPlan@anacorteswa.gov. Formal public comment periods and public hearing dates will be advertised over the coming months.

Recommended Motion: N/A - discussion only

Alternative Actions: N/A

Attachments (listed in order presented):

1. Staff Memo to Planning Commission (9/20/24)
2. Attachment A - Draft Land Use Goal & Policy Amendments
3. Attachment B - Draft Future Land Use Map and Land Use Designation Amendments
4. Attachment C - Draft Housing Goal & Policy Amendments
5. Attachment D - 2016 Future Land Use Map
6. Attachment E - Zoning Map

7. Comment from Ian Munce (9/14/24 7:39)
8. Comment from Ian Munce (9/14/24 14:08)
9. Comment from Ian Munce (9/21/24)
10. Comment from Erica Pickett (9/23/24)
11. Presentation Slides



Date: September 20, 2024

To: Planning Commission

From: Planning, Community & Economic Development Department (PCED)

Re: Staff Memo - 2025 Comprehensive Plan & Development Regulations Update
Land Use Element & Housing Element Goals and Policies
Preliminary amendment proposals

Introduction

At their September 25, 2024 meeting, the Planning Commission will begin review of preliminary amendment proposals for the goals and policies of the Comprehensive Plan Land Use and Housing Elements. The draft amendments were prepared by Makers Architecture and Urban Design in collaboration with city staff. These drafts have been released well in advance of the 2025 Comprehensive Plan adoption timeframe (in late 2025) to provide an opportunity for community members to help guide the direction of the plan updates at the earliest possible stage in the update process.

The City plans a 2-phase public review process:

1. Phase 1: Preliminary draft amendment proposals for each Comprehensive Plan Element will be released separately over the next 5-6 months. Staff will introduce each draft element at a Planning Commission meeting and publish notices advertising written public comment periods and public hearings. The feedback gathered over this time will inform the development of a cohesive draft updated Comprehensive Plan that includes required updates to all elements, integration of climate goals and policies, and associated supporting background and environmental information (“2nd Draft”).
2. Phase 2: Once completed, the 2nd Draft will undergo environmental review and be published for public review and comment. The Planning Commission will conduct a public hearing or hearings, deliberations, and make a recommendation to City Council. City Council will conduct its review and adoption process.

This memo was prepared in advance of the September 25, 2024 Planning Commission meeting to provide background information meant to aid the Planning Commission and

community members in reviewing and commenting on the proposed changes. The city will continue to collect public comments throughout the review and update process.

Background

Comprehensive Plan Update Overview

The City of Anacortes is currently engaged in a 10-year periodic review and update of its Comprehensive Plan and development regulations, as required under the Washington State Growth Management Act (GMA). The City's update process began in January 2024 and must be completed by December 31, 2025.

The periodic review and update includes, but is not limited to, the following:

- Incorporation of updated 20-year growth projections and review of the urban growth area
- Updates to comply with recent changes in state law, including:
 - HB 1220 (2021) related to planning for and accommodating housing needs by income level and addressing racially disparate impacts; and
 - HB 1181 (2023) related to climate planning and environmental justice
- Consideration of the proposals docketed by City Council in Resolution 3161. Resolution 3161 assigns a legislative file number to each docketed item – the format is LEG-2024-XX (this numbering referenced later in this document)
- Actions to implement the 2023 Anacortes Housing Action Plan
- Updates to development regulations, including critical areas regulations

Development of the Preliminary Amendment Proposals

Starting in early 2024, city staff and consultants began gathering information, analyzing data, and auditing the 2016 Comprehensive Plan to identify changes needed to comply with requirements for periodic updates. Throughout the spring and summer of 2024, city staff conducted outreach and engagement efforts to gather community feedback and raise awareness about the update process.

In late summer 2024, the City Council held a public hearing, docketed multiple amendment requests (Res. 3161), and provided direction on which Housing Action Plan (HAP) recommendations to consider during the 2025 update process.

The following documents and activities helped to inform the development of the 1st phase preliminary amendment proposals:

- [Periodic Update Checklist for Fully-Planning Cities, WA State Department of Commerce](#)
- [2016 Plan Audit - Land Use, Housing, Economic Development Elements](#)
- [2023 Anacortes Housing Action Plan](#)
- [Resolution 3161 Establishing a Docket for the 2025 Comp Plan and Development Regulations Periodic Update](#)
- [Land Capacity Analysis](#)
- [Racially Disparate Impacts Analysis](#)
- Adequate Provisions Analysis
- June 5, 2024 Community Open House #1 ([Summary](#) and [board feedback](#))
- Conversations and comments provided during community events

Land Use Element

This section describes the statutory requirements for the Land Use Element, summarizes the 2016 Land Use Element's goals, provides information about the Future Land Use Map and Official Zoning Map, and summarizes preliminary draft amendment proposals. The full text of proposed changes can be found in **Attachment A** and **Attachment B**.

Overview

The Growth Management Act outlines requirements for the Land Use Element in RCW 36.70A.070(1). The Land Use Element is central to all other Elements by providing for the distribution of land uses meeting Anacortes' needs for residential, employment, recreational, public facilities, and other land uses. This Element also describes development patterns that support the City's vision for the future.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the GMA. The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to managing growth, the Land Use Element also sets out goals and policies to shape the land use patterns of city.

Goals and Policies - Current

The Comprehensive Plan Land Use Element has 11 goals, each with its own set of supporting policies. For the 2025 update, we intend to amend the policies under each of these goals and make any necessary additions/amendments to the goals as determined through the public process.

These are the existing Land Use Element goals:

- **Goal LU-1. Land use pattern.** Establish a development pattern consistent with the community's vision.
- **Goal LU-2. Community design.** Promote compatible pedestrian-oriented development that respects Anacortes' historic character and small-town scale while strengthening its unique marine identity.
- **Goal LU-3. Historic preservation.** Protect, preserve, and celebrate Anacortes' historic, cultural, and archeological resources.
- **Goal LU-4. Resource protection and sustainable design.** Maintain and enhance Anacortes' robust environmental stewardship.
- **Goal LU-5. Community gathering space.** Preserve and develop inviting and distinctive gathering spaces, with the greatest emphasis in Downtown and commercial areas.
- **Goal LU-6. Residential uses.** Preserve and enhance the quality, character, and function of Anacortes's residential neighborhoods.
- **Goal LU-7. Downtown and South Commercial Avenue.** Enhance the character and economic vitality of Downtown and the South Commercial Avenue corridor.
- **Goal LU-8. Fidalgo Bay and Guemes Channel Waterfronts.** Maintain and enhance Anacortes' waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city.
- **Goal LU-9. Industrial and manufacturing areas.** Maintain and promote active use of industrial lands.
- **Goal LU-10. Healthy communities.** Promote land use and community design that encourages healthy living and good connectivity between compatible uses.
- **Goal LU-11. Growth management and regional coordination.** Emphasize compact growth to minimize sprawl and protect Anacortes' Community Forest Lands.

Future Land Use Map & Land Use Designations - Current

The 2016 Land Use Element divides the City into 15 future land use designations, as depicted on the Future Land Use Map (FLUM) (**Attachment D**) and described within Table LU-1 of the 2016 Comprehensive Plan. The FLUM designates the proposed general distribution and general location and extent of uses of land intended for the City within the 20-year planning period. It is a depiction of the long-term vision for how and where the City will grow and change to accommodate expected population and job growth.

Each future land use designation includes one or more implementing zoning designations. The Official Zoning Map (**Attachment E**) depicts the zoning designations for all areas of the city. The FLUM is different from the Anacortes' Official Zoning Map in that the FLUM is

about what is planned in the future, and the Zoning Map is about what is allowed today. Zones are more specific than the future land use designations shown in the FLUM, and zones come with a set of rules (within the City's Zoning Code /development regulations) that clarify what uses are allowed (e.g., residences, businesses, etc.) and how buildings may be developed or changed (e.g., maximum heights, required setbacks, etc.). The Comprehensive Plan is not intended to include detailed land use regulations, instead, decisions about the Comprehensive Plan provide guidance for later decisions about zoning.

Preliminary Draft Amendment Proposals

Attachments A and B of this document include the draft amendment proposals for Land Use goals and policies (**Attachment A**), and the Future Land Use Map and Land Use Designations (**Attachment B**). The appendices present the existing goals and policies as currently written, a strike-through/underline version showing proposed changes, and the rationale for the proposed changes.

Goals & Policies

The following summarizes the preliminary draft amendment proposals for the Land Use Element (see **Attachment A** for the specific proposed text changes):

- Changes to the purpose, principal uses, and density descriptions of various land use designations
- Consolidation of overlapping policies, when applicable, to improve readability and clarity
- Updates to increase specificity in policies to make them easier to implement
- A new policy directing the annual review of zoning regulations to ensure continued compliance with changes in state law
- Language updates to reflect the status of policies that have been implemented since 2016
- A new historic preservation policy addressing 'demolition by neglect'
- Updates to natural resource protection policies to improve direction for implementation, including support for developing an adaptive management program
- Updates to incorporate recommendations of the Racially Disparate Impacts analysis
- Updates to industrial and manufacturing policies to clarify types of complementary non-industrial uses that may be appropriate in such areas
- Strengthening policies that promote use of nonmotorized transportation options
- New policy to explore partial pedestrianizing of certain downtown streets

We plan to revisit the Land Use Element when the Climate Element work has been completed in early 2025 so that climate-focused goals and policies can be integrated into the Land Use element. That work will address requirements under HB 1181 (Climate):

- Planning approaches that reduce per capita miles traveled w/out increasing GHG emissions elsewhere in state
- Special consideration to achieving environmental justice
- Reduce and mitigate the risk to lives and property posed by wildfire
- Explore integrating the Environment & Conservation Element goals and policies into the Land Use and Climate Elements

Future Land Use Map and Land Use Designations

Attachment B includes all docketed Future Land Use Map amendment requests from property owners. It also includes MAKERS and staff suggestions/ideas for changes to help implement priority policies. These suggestions are intended to be refined based on Planning Commission discussion and feedback.

The following FLUM amendment proposals are depicted with corresponding numbers in Appendix B (2025 Future Land Use Map Options, page I-4):

1. Change certain parcels in the area surrounding the neighborhood grocery at 37th and Commercial Ave. from Residential Low Density-2 (RLD-2) to Residential Medium Density (RMD) to create potential for more housing options in a high opportunity area of the City. This change also supports H-1.7 (*provide for development of multifamily housing in areas close to shopping, employment, services and public transportation*) and Item #LEG-2024-08 (*provide more opportunities through zoning for more local services to be accessible within walking distance of residences*), as a neighborhood grocery store is in the center of the area, as well as a couple of vacant or partially used sites
2. Two potential amendment options are provided to encourage neighborhood gathering places. These potential changes are intended to provide options for implementing current land use 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.”
 - Option 1 – would add features to the Future Land Use Map (FLUM). Like other overlays symbolized on the current FLUM, more “neighborhood commercial” overlays would be placed on the FLUM indicating areas with special allowances for small commercial uses. Currently allowed uses on these properties would continue to be allowed.

- Option 2 – does not add any other overlays to the FLUM and instead updates the allowed use chart in the zoning code to allow for more neighborhood-scale commercial uses.
3. Port of Anacortes - Requested land use designation change for 3 parcels near the airport from Aeronautical Zone (AZ) to Light Manufacturing (LM). (Res. 3161, LEG-2024-13).
 4. Fidalgo Pool & Recreation District - Requested land use designation change for multiple parcels near the Fidalgo Pool from Residential Medium Density (RMD) to Public (P). (Res. 3161, LEG-2024-12).
 5. Tom Skillings - Requested land use designation change of a portion of a parcel from Industrial to Residential Medium Density (RMD). (Res. 3161, 2021 Docket).
 6. Port of Anacortes - Requested land use designation change of one parcel west of the terminus of 2nd St. from Light Manufacturing (LM) to Manufacturing and Shipping (MS). (Res. 3161, LEG-2024-15).
 7. Port of Anacortes - Requested land use designation change of multiple parcels associated with the Cap Sante Marina from Commercial (C) and Marine Mixed Use (MMU) to Commercial Marine (CM). (Res. 3161, LEG-2024-14).
 8. Add all unincorporated Anacortes Community Forest Land (ACFL) parcels to the UGA. (Res. 3161, LEG-2024-05).
 9. Expand the UGA to include Signal Hill properties. (Res. 3161, LEG-2024-11).

More detail and analysis on the FLUM change proposals will be provided at subsequent Planning Commission meeting(s).

Housing Element

This section describes the statutory requirements for the Housing Element, summarizes the 2016 Housing Element's goals, and summarizes preliminary draft amendment proposals. The full text of proposed changes can be found in **Attachment C**.

Overview

The Growth Management Act outlines requirements for the Housing Element in RCW 36.70A.070(2). The Housing Element shows how the city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community, and ensure the vitality of established residential neighborhoods.

New requirements under HB 1220 (2021) require Housing Elements to:

- Include an inventory and analysis of existing and projected housing needs for moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing
- Identify sufficient capacity of land to accommodate projected housing needs by income level
- Adequate provisions to address existing and projected needs at all income levels, including documenting programs and actions needed to achieve housing availability
- Identify and implement policies to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions
- Establish antidisplacement policies

Goals and Policies - Existing

The 2016 Comprehensive Plan Housing Element goals and policies are below. For the 2025 update, we intend to amend the policies under each of these goals to address HB 1220 (2021) and make any necessary additions/amendments to the goals as determined through the public process.

- **Goal H-1. Housing supply and variety.** Provide for a sufficient quantity and variety of housing to meet community needs.
- **Goal H-2. Neighborhood character.** Promote the stability and vitality of residential and mixed-use neighborhoods.
- **Goal H-3. Housing affordability.** Provide for a range of housing opportunities to address the needs of all economic segments of the community.
- **Goal H-4. Special needs.** Provide housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab and mental health facilities.
- **Goal H-5. Regional collaboration on housing needs.** Actively participate and coordinate with other agencies in efforts to meet regional housing needs.
- **Goal H-6. Monitoring.** Implement Housing Element goals in a manner that is efficient and transparent.

Preliminary Draft Amendment Proposals

The following summarizes the preliminary draft amendment proposals for the Housing Element (see **Attachment C** for the specific proposed text changes):

- Updates to integrate HB 1220 requirements

- Updates to language recommended by the Racially Disparate Impacts analysis, especially around the term “character”
- New policy to support development regulations that permit allowed residential uses by right and avoids conditional uses
- Updated goal and supporting policies to allow organic change of neighborhoods over time to meet community needs, while preventing neighborhoods from experiencing extreme changes in a short period of time.
- Support for development of a Multi-Family Tax Exemption and link to specific considerations in the HAP
- Update to add specific examples of metrics for measuring housing goal progress

What’s Next

Below is a tentative schedule for upcoming Planning Commission meetings:

Date	Meeting Type	Topic
October 2, 2024	Planning Commission SPECIAL MEETING	Revised Growth Projections Land Use and Housing, Cont. HAP strategies
October 9, 2024	Planning Commission REGULAR MEETING	Transportation Element
October 16, 2024	Planning Commission SPECIAL MEETING	Housing Action Plan strategies Land Use, Housing, Transp., cont., if needed
October 23, 2024	OPEN HOUSE #2	OPEN HOUSE #2
November 6, 2024	Planning Commission SPECIAL MEETING	Transportation Element, cont. Economic Development
November 13, 2024	Planning Commission PUBLIC HEARING	PUBLIC HEARING: Land Use, Housing, Transportation, Economic Development

Anacortes Comprehensive Plan Update

Land Use Goals and Policies Tracker

DRAFT September 18, 2024
9/25/24 Planning Commission Discussion Version

Introduction

This goals and policies tracker reviews the Land Use element of the 2016 Anacortes Comprehensive Plan in support of the 2025 periodic update. MAKERS is providing comments, considerations, and recommendations for updating goals and policies. Further updates and additions will be added to the Land Use element to meet climate element requirements and better connect policies that are both land use and climate related.

Some frequent abbreviations used in this audit:

- AMC = Anacortes Municipal Code
- GMA = Growth Management Act
- HAP = [Housing Action Plan](#)
- RDI = Racially disparate impacts
- SMP = Shoreline Management Program

Land Use Element

Goals and Policies

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Goal LU-1	1	Land Use Pattern. Establish a development pattern consistent with the community’s vision.		
Policy LU-1.1	1	Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.	Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, green spaces, urban and community forests , public utilities and facilities, and other land uses	Updates to the Growth Management Act (GMA) under HB 1181 (passed in 2023) updates the requirements for types of lands cities must designate in their comprehensive plan. See RCW 36.70A.070(1) .
Policy LU-1.2	1	Establish land use designations, densities and intensities as shown in Table LU-1.		
Policy LU-1.3	1	Manage and maintain the City’s Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).		
Policy LU-1.4	1	Implement land use designations through a clear regulatory process that ensures transparency, fairness and predictability in the land development process.		
Policy LU-1.5	1	Review and reconcile the inconsistencies between zoning, shoreline designation and actual land uses along the Guemes Channel shoreline between Lovric’s marina and Old Town area, as well as possible re-use of existing historic overwater structures in that area in a manner that minimizes impacts on the adjoining residential area on the uplands.	[Move under Goal LU-8]	This is a very specific policy compared to the general nature of other policies under Goal LU-1. This can better fit under Goal LU-8 which provides waterfront policies. The policy could potentially be removed when the Anacortes Shoreline Master Program (SMP) is updated.
N/A			New Policy: Annually review zoning regulations to ensure continued compliance with changes in state law, including but not limited to the Growth Management Act and the State Environmental Policy Act.	The Legislature has shown an interest in frequent GMA amendments, particularly affecting housing.
Goal LU-2	9	Community Design. Promote compatible pedestrian-oriented development that respects Anacortes’s historic character and small town scale while strengthening its unique marine identity.	Community Design. Promote compatible pedestrian-oriented development that respects Anacortes’s historic qualitiescharacter and small town scale while strengthening its unique marine identity.	The Racially Disparate Impact (RDI) analysis and Department of Commerce guidance recommend moving away from the term “character” when possible, as it is a vague term that historically has been used to exclude people of color from certain neighborhoods and cities.
Policy LU-2.1	9	Adopt and administer user-friendly design standards and guidelines for commercial and multifamily development that emphasize the concepts below. Evaluate the effectiveness of adopted standards and guidelines over time and make adjustments as necessary to achieve community design goals and policies. A. Employ site and building design techniques that promote safe and inviting pedestrian access and connections, particularly public access to and along the waterfront.	Maintain Adopt and administer user-friendly and objective design standards and guidelines for commercial and multifamily development that emphasize the concepts below. Periodically E evaluate the effectiveness of adopted standards in response to built outcomes and community feedback and guidelines over time and make adjustments as necessary to achieve community design goals and policies. A. Employ site and building design techniques that promote safe and inviting pedestrian access and connections, particularly public access to and along the waterfront.	Much of this policy was implemented in the 2019 development regulations update. Updated to emphasize design standards should be maintained, take out the reference “guidelines” which are not used, and reference “objective” design standards under new state law RCW 36.70A.630 . Also limit the use of “character,” as recommended by the RDI analysis.

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
		B. Provide building massing standards that respect the character and scale of Anacortes’s business districts and residential neighborhoods. C. Place an emphasis on human-scaled design details that contribute to the City’s character and identity. D. Promote the use of high quality durable materials that respect the site’s historic context and enhance the City’s maritime character. E. Promote design that takes advantage of special vistas, particularly marine views from public spaces. F. Encourage the use of landscaping elements as a defining feature of Anacortes’s character. G. Develop special standards and guidelines for large site development that incorporate open space and landscaping as a unifying element, provide a connected system of pathways, integrate safe internal vehicular circulation, demonstrate sensitivity to the surrounding context, and take advantage of special on-site and nearby features. E. Integrate opportunities for flexibility in the design guidelines by allowing multiple ways of achieving standards and allowing strategic design departures provided the project meets the design intent.	B. Provide building massing standards that are compatible with respect the character and scale of Anacortes’s business districts and residential neighborhoods. C. Place an emphasis on human-scaled design details that contribute to the City’s character and identity. D. Promote the use of high quality durable materials that respect the site’s historic context and enhance the City’s maritime character. E. Promote design that takes advantage of special vistas, particularly marine views from public spaces. F. Encourage the use of landscaping elements for visual buffering, wildlife habitat, stormwater management, and other benefits, as a defining feature of Anacortes’s character. G. Develop <u>Provide</u> special standards and guidelines for large site development that incorporate open space and landscaping as a unifying element, provide a connected system of pathways, integrate safe internal vehicular circulation, demonstrate sensitivity to the surrounding context, and take advantage of special on-site and nearby features. E. Integrate opportunities for flexibility in the design guidelines by allowing multiple ways of achieving standards and allowing strategic design departures provided the project meets the design intent.	
Policy LU-2.2	9	Design public facilities to support and strengthen Anacortes’s community character and identity. A. Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character. B. Recognize, maintain, and enhance community entry and gateway sites to enhance Anacortes’s distinct maritime character and setting. C. Design public facilities to serve as a model of architectural and site design for private development in the city through use of quality building materials, human scale detailing, design character, and landscape materials. D. Locate and design public spaces that reflect and enhance Anacortes’s character and function as welcoming formal and informal gathering spaces.	Design public facilities to support and strengthen Anacortes’s community character and identity. A. Recognize that the character of public rights-of-way play a role in determining community character, showcasing community design and civic pride. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character. <u>B. Incorporate consideration of physical health and well-being into the location and design of public facilities</u> B.C. Recognize, maintain, and enhance community entry and gateway sites to enhance Anacortes’s distinct maritime character and setting. <u>D.C.</u> Design public facilities to serve as a model of architectural and site design for private development in the city through use of quality building materials, human scale detailing, <u>sustainable building</u> design character, and landscape materials. E.D. Locate and design public spaces that reflect and enhance <u>the public experience of</u> Anacortes’s character and function as welcoming formal and informal gathering spaces.	Updated to limit the use of “character,” as recommended by the RDI analysis. New sub-policy B, and edited sub-policy D, is relocated from Policy LU-4.5.
Goal LU-3.	10	Historic Preservation. Protect, preserve, and celebrate Anacortes’s historic, cultural, and archeological resources.		
Policy LU-3.1	10	Support continued efforts by the Anacortes Historic Preservation Board (AHPB) in administering the City’s historic preservation program. This includes identifying, evaluating, protecting, and enhancing historic properties.		

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Policy LU-3.2	10	Craft and maintain zoning regulations to balance the need to accommodate anticipated growth while preserving the City's historic resources and character. Consider techniques to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.	Craft and maintain Maintain zoning regulations to balance the need to accommodate anticipated growth while preserving the City's historic resources and character . Consider techniques to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.	The 2019 development regulations update included design standards that partially implemented this, so the recommendation is to adjust language to maintain because such regulations have been crafted. Other ideas could be inserted into this policy such as air rights swaps, density bonuses for structure or façade preservation, etc.
Policy LU-3.3	10	Adopt design standards and guidelines that provide guidance on preserving, rehabilitating, reconstructing, or adding to designated historic and other older structures within the Central Business District, Old Town, and other applicable areas. The standards and guidelines should also provide guidance to the design of new construction in historical settings so that such buildings are respectful of the historic context while discouraging designs that promote a false sense of historicism.	Adopt design standards and guidelines that provide guidance on preserving, rehabilitating, reconstructing, or adding to designated historic and other older structures within the Central Business District, Old Town, and other applicable areas. The standards and guidelines should also provide guidance to the design of new construction in historical settings so that such buildings are respectful of the historic context while discouraging designs that promote a false sense of historicism.	Removing this policy because the policy has not been implemented and there appears to be limited staff and budget capacity to do so. Anacortes can continue relying upon the new commercial and residential design standards (such as Chapters 19.43 and 19.63 AMC) which address issues that touch upon historic design features such as residential porches, location of parking, commercial storefronts and building materials, etc. The local Historic Preservation Board and the Washington State Department of Archaeology and Historic Preservation also provide guidance on design for historic buildings.
Policy LU-3.4	10	Participate in regional efforts to identify and preserve historic and cultural sites.	Participate in State and Tribal government regional efforts to identify and preserve historic and cultural sites.	This policy is vague, as there is no known effort for this occurring at the regional (county) scale. It should refer to State and tribal government efforts instead.
Policy LU-3.5	10	Acquire historical or cultural resources when feasible. Consider cost sharing for acquisition, lease, or maintenance with other public or private agencies or governments.	The city of Anacortes A acquires historical or cultural resources when feasible. Consider cost sharing for acquisition, lease, or maintenance with other public or private agencies or governments.	Update is meant to clarify that the City government should acquire such resources.
Policy LU-3.6	10	Incorporate interpretive signage, historic street names and features reflecting original historic designs into park projects, transportation projects, and buildings when feasible, as a means of commemorating past events, persons of note, and City history.		
Policy LU-3.7	10	Provide assistance to developers, landowners, and interested citizens in obtaining grants and tax incentives for the reuse and rehabilitation of designated historic sites and buildings.	Provide assistance to developers, landowners, and interested citizens in obtaining grants and tax incentives for the reuse and rehabilitation of designated historic sites and buildings, through the use of resources like the Anacortes Museum, the local Historic Preservation Board, and the Downtown Anacortes Alliance .	Update is meant to note that the Anacortes Museum, the local Historic Preservation Board, and the new Downtown Anacortes Alliance are good resources.
			New Policy: Adopt enforceable development regulations which designate heritage buildings and prohibit demolition by neglect.	Directed by City Council Resolution 3161, item A-10 LEG-2024-10 .
Goal LU-4	10	Resource protection & sustainable design. Maintain and enhance Anacortes's robust environmental stewardship.		Note: - This goal and policies have some overlap with the goals/policies in the Environment and Conservation Element. These will be reviewed again for consistency and opportunities to consolidate at a future date.
Policy LU-4.1	10	Maintain and strengthen regulations to protect sensitive natural areas and pursue strategies/actions to restore degraded natural areas.		

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Policy LU-4.2	10	Update development regulations to emphasize sustainable design in new developments, including forms of Low Impact Development.	Update development regulations to emphasize sustainable design <u>of buildings, landscapes, streets, stormwater systems, and other elements</u> in <u>of</u> new developments. <u>This can include, including, forms of Low Impact Development, green building rating systems, renewable energy, and multimodal transportation.</u>	Low Impact Development (LID) is stated as the city's preferred approach in the stormwater regulations under AMC 19.76.010, and it is encouraged for street design under AMC 19.52.010. This policy can be updated to be more specific about landscaping and building design, which do not have as much reference in the code.
Policy LU-4.3	10	Encourage retrofits to existing development and infrastructure to reduce environmental impact. Explore providing incentives to residents and businesses that improve building energy performance and/or incorporate onsite renewable energy.	Encourage retrofits to existing development and infrastructure to reduce environmental impact. Explore providing incentives to residents and businesses that improve building energy performance, and/or incorporate onsite renewable energy, <u>reduce indoor and outdoor water use, reduce untreated stormwater runoff, and support multimodal transportation.</u>	This policy adds examples of other types of outcomes that can be explored.
Policy LU-4.4	11	Develop policies and prescriptive designs to encourage property owners to landscape unimproved right-of-way with functional Low Impact Development features (e.g., bioswale, raingarden) or for use as private food gardens.		
Policy LU-4.5	11	Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events. Key elements: - Update public works standards, as necessary, to emphasize best practice sustainable design/practice. - Incorporate consideration of physical health and well-being into the location and design of public facilities	Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events. Key elements: Update public works standards, as necessary, to emphasize best practice sustainable design/practice. Incorporate consideration of physical health and well-being into the location and design of public facilities.	Removal suggested because it is an opportunity to combine/consolidate with Policy LU-2.2 above.
Policy LU-4.6	11	Explore the feasibility of an incentive zoning/development credit program. For example, under such program, developers could have an option to purchase additional density credits or other zoning code flexibility. Funds from this purchase could go towards purchasing land or the development rights from property owners in sensitive natural/rural areas or toward some other public benefit.	Explore the feasibility of an incentive zoning/development credit program. For example, under such program, developers could have an option to purchase additional density credits or other zoning code flexibility. Funds from this purchase could go towards purchasing land or the development rights from <u>historic properties, environmentally sensitive areas, rural resource lands, or toward some other public benefit.</u> property owners in sensitive natural/rural areas or toward some other public benefit.	Transfer of development (TDR) rights programs for natural/rural areas protection have proved to be largely infeasible, especially in smaller markets outside of major metropolitan regions. However, this policy seems to contemplate something different or additional to TDR programs. Some more specificity is also suggested.
Policy LU-4.7	11	Establish resource protection and sustainability goals, monitor development to track success in meeting those goals, and refine the implementation strategy as needed to help meet goals.	Establish resource protection and sustainability goals <u>a monitoring and adaptive management program to increase fairness, transparency, and improved ecological outcomes for critical areas protection.</u> , monitor development to track success in meeting those goals, and refine the implementation strategy as needed to help meet goals.	Updated to provide more specific direction. Monitoring and adaptive management is encouraged in WAC 365-195-905(6) to improve implementation of critical areas regulations.
Goal LU-5	11	Community Gathering Space. Preserve and develop inviting and distinctive gathering spaces, with the greatest emphasis in Downtown and commercial areas.		
Policy LU-5.1	11	Maintain and extend the Guemes Channel Trail and waterfront esplanades integrating community gathering spots at strategic locations along the trail corridor.	Maintain and extend the Guemes Channel Trail and waterfront esplanades integrating community gathering spots at strategic locations along the trail corridor. <u>Require development adjacent to the trail to help</u>	<u>This project is still in progress.</u> The City is working toward obtaining easements, and plans to conduct an environmental impact statement for the remaining portion of trail planning/construction. The policy should be updated to make the nexus to Land Use more apparent.

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			complete the trail (such as with improvement dedications, easements, or fee-in-lieu) and provide public access to the water.	
Policy LU-5.2	11	Adopt development regulations that encourage the integration of usable public open space in commercial and mixed-use areas.	Maintain Adopt development regulations that encourage the integration of usable public open space in commercial and mixed-use areas.	This policy was achieved in the 2019 development regulations update. Suggest updating to say “maintain.”
Policy LU-5.3	11	Maintain and enhance streetscape design standards that enable safe access for all users and enhance character and identity of the City.	Maintain and enhance streetscape design standards that enable safe access for all users and enhance public experience character and identity of the City.	This policy was achieved in the 2019 development regulations update, primarily Title 19 Article 5. Updated to limit the use of “character,” as recommended by the RDI analysis.
Policy LU-5.4	11	Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development.		
Policy LU-5.5	11	Continue to encourage public participation in the design of public spaces throughout the City.		
Goal LU-6	11	Residential uses. Preserve and enhance the quality, character and function of Anacortes’s residential neighborhoods.	Residential uses. Preserve and enhance the quality, character and function of Anacortes’s residential neighborhoods.	Updated to limit the use of “character,” as recommended by the RDI analysis.
Policy LU-6.1	12	Provide for a wide variety of housing types within the city to meet the full range of housing needs for Anacortes’s evolving population.		
	12	A. Accessory dwelling units (ADU). Allow for attached and detached ADU’s in all residential districts provided size, design, and other provisions are included to promote compatibility with surrounding uses.	A. Accessory dwelling units (ADU). Allow for attached and detached ADU’s on all lots that allow for single-family homes, in all residential districts. Provide provided size, design, and other provisions standards which are compliant with state law, included to promote compatibility with surrounding uses.	Revised to de-emphasize “compatibility” given new state law (RCW 36.70A.681) that restricts the types of design standards and other regulations that may be imposed on ADUs.
	12	B. Small lot single family. Allow for small lot single family development (lots smaller than 5,000 square feet) in the R3 zone provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.	B. Small lot single family. Allow for small lot single family development (lots smaller than 5,000 square feet) in the medium density residential zones. Maintain design standards R3 zone provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.	This R3-specific policy was achieved in the 2019 development regulation update. Suggest updating to say “maintain.” Other rewording for ease of reading.
	12	C. Cottage housing. Encourage the development of cottage housing (a cluster of small homes around a common open space) in single family zones as an increasingly popular housing type, provided special design provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.	C. Cottage housing. Encourage the development of cottage housing (a cluster of small homes around a common open space), including attached cottages , in most residential zones single-family zones as an increasingly popular housing type , Maintain provided special design provisions standards are included to that ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.	This policy was generally achieved in the 2019 development regulation update. Suggest updating to say “maintain” and incorporate some 2-2023 HAP recommendations. Other rewording for ease of reading.
	12	D. Duplexes & triplexes. Encourage these housing types in the R3 and R4 zones provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.	D. Duplexes & triplexes. Encourage these housing types in the low and medium density residential zones . R3 and R4 zones. Maintain provided design provisions standards that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.	This policy was generally achieved in the 2019 development regulation update. Suggest updating to say “maintain.” Other rewording for ease of reading. Specific zone references are not strictly necessary, since the Land Use Designations (Table LU-1) already describes allowed uses.

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	12	E. Townhouses. Encourage the development of townhouses in the R-3, R-4 and on certain side streets in the C and CBD zones as an efficient and popular form of housing for a large demographic of Anacortes’s population. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	E. Townhouses. Encourage the development of townhouses in the medium and high density residential zones R-3, R-4 and on certain side streets in commercial zones the C and CBD zones as an efficient and popular form of housing for a large demographic of Anacortes’s population. Design Maintain design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	This policy was generally achieved in the 2019 development regulation update. Suggest updating to say “maintain” and incorporate some 2023 HAP recommendations. Other rewording for ease of reading. Specific zone references are not strictly necessary, since the Land Use Designations (Table LU-1) already describes allowed uses.
	12	F. Senior and assisted housing. Encourage these housing types in the R-4 zone and under certain circumstances in the R3, and along certain side streets in the C, and CBD zones. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	F. Senior and assisted housing. Encourage these housing types in the medium and high density residential zones R-4 zone and under certain circumstances in the R3 , and along certain side streets in the commercial zones C, and CBD zones . Apply multifamily and commercial design standards to these uses . Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	Progress was made on this policy in the 2019 development regulations update for assisted living and nursing homes, along with subsequent code amendments made to implement recommendations from the 2023 HAP. Specific zone references are not strictly necessary, since the Land Use Designations (Table LU-1) already describes allowed uses. Senior and assisted housing is typically in a multifamily form and does not need special design standards different from the city’s current multifamily and commercial design standards.
	12	G. Walk up apartments and stacked flats. Encourage these housing types in the R-4 zone and in the C and CBD zones above shops and on side streets. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	G. Walk up apartments and stacked flats. Encourage these housing types in the medium and high density residential zones and in commercial R-4 zone and in the C and CBD zones above shops and on side streets. Maintain D design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.	This policy was generally achieved in the 2019 development regulation update. Suggest updating to say “maintain.” Other rewording for ease of reading. Specific zone references are not strictly necessary, since the Land Use Designations (Table LU-1) already describes allowed uses.
	12	H. Live-work units. Promote opportunities to combine live and work spaces in the C and CBD zones and within Live-Work Overlay zones.	H. Live-work units. Promote opportunities to combine live and work spaces in the commercial zones C and CBD zones and within Live-Work Overlay zones.	The development regulations also allows this use in the MMU zone; the description of land use designations covers allowed uses and the zone-specific reference could possibly be removed.
Policy LU-6.2	12	Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	The Racially Disparate Impact (RDI) analysis and Department of Commerce guidance recommend moving away from the term “character” when possible, as it is a vague term that historically has been used to exclude people of color from certain neighborhoods and cities. The Housing Action Plan also found a need and community interest in diversifying the housing options available in most neighborhoods. Focusing growth in certain areas is still a valid approach, but there are already other policies that call for it in both the Land Use and Housing elements.
Policy LU-6.3	12	Adopt design standards for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character. Key concepts to consider in the design standards: - A covered entry facing the street. - Minimize the impacts of garages and driveways on the streetscape. - Provide usable open space on all single family lots. - Maximum floor area ratio to better ensure that homes are proportional to lot sizes. - Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape.	Maintain the following Adopt design standards for small lot development to promote neighborhood compatibility and enhance the livability of new housing for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character. Key concepts to consider in the for design standards: - A covered entry facing the street. - Minimize the impacts of garages and driveways on the streetscape. - Provide usable open space on all single family lots.	This policy was achieved in the 2019 development regulations update; however, the HAP recommends de-emphasizing this housing type. Suggest updating to say “maintain.” Also, updated to limit the use of “character,” as recommended by the RDI analysis. The floor area ratio concept is suggested to be removed because City staff and decision-makers report the current types of development standards (height, lot coverage, landscape, etc.) are working adequately.

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			- Maximum floor area ratio to better ensure that homes are proportional to lot sizes. - Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape.	
Policy LU-6.4	13	Adopt design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas. Key concepts to emphasize in the design standards: - Emphasize pedestrian oriented building frontages. - Emphasize façade articulation consistent with neighborhood scale. - Integrate high quality durable building materials and human scaled detailing. - Provide for usable open space for residents. - Provide compatible site edges and sensitive service area design. - Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles. - Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents.	Maintain the following Adopt design standards for new multifamily development to promote neighborhood compatibility <u>and</u> ,enhance the livability of new housing, and enhance the character of residential and mixed-use areas. Key concepts to emphasize in the <u>for</u> design standards: - Emphasize pedestrian oriented building frontages. - Emphasize façade articulation consistent with neighborhood scale. - Integrate high quality durable building materials and human scaled detailing. - Provide for usable open space for residents. - Provide compatible site edges and sensitive service area design. - Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles. - Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents.	This policy was achieved in the 2019 development regulations update.
Policy LU-6.5	14	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.	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 <u>and other civic uses,</u> and day care centers. Maintain standards in the zoning code for locating and designing these uses in a manner that <u>is compatible with</u> respects the character and scale of the neighborhood.	Neighborhood grocery stores were permitted in the 2019 development regulations update. Updated to limit the use of “character,” as recommended by the RDI analysis.
Policy LU-6.6	14	Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.		
Goal LU-7	14	Downtown and South Commercial Avenue. Enhance the character and economic vitality of Downtown and the South Commercial Avenue corridor.	Downtown and South Commercial Avenue. Enhance the <u>public experience</u> character and economic vitality of Downtown and the South Commercial Avenue corridor.	Suggest using the term “public experience” instead of “character” because the term gets closer to the describing the intent of the goal.
Policy LU-7.1	14	Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes. A. Encourage a mixture of uses downtown, including restaurants and taverns, retail, office, civic, cultural, lodging, and residential uses to support day and evening activities for all ages.		

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	14	B. Facilitate more opportunities for people to live downtown through regulatory changes and proactive communication with property owners and the development community. Key concepts: - Integrate zoning flexibility to allow single purpose multifamily residential on most side streets. - Consider increasing flexibility for minimum parking requirements.	B. Facilitate more opportunities for people to live downtown through regulatory changes and proactive communication with property owners and the development community. Key concepts: - Integrate <u>Maintain</u> zoning flexibility to allow single purpose multifamily residential on most side streets. - Consider increasing <u>Increase the</u> flexibility for <u>of</u> minimum parking requirements.	This policy was generally achieved in the 2019 development regulations update. Retain this policy to emphasize “maintaining” the standards.
	14	C. Craft and apply form-based design standards for downtown: Key concepts to emphasize in the design standards: - Reinforce the historic storefront pattern on Commercial Avenue. - Accommodate a variety of pedestrian-friendly building frontages on side streets. - Promote the continued preservation and restoration/rehabilitation of historic and contributing buildings. - Promote façade massing and articulation that complements historical context. - Integrate high quality durable building materials and human scaled detailing. - Provide compatible site edges and sensitive rooftop and service area design. - Locate and design off-street parking to minimize impacts to the retail and pedestrian environment.	C. Craft and <u>Apply</u> form-based design standards for downtown: Key concepts to emphasize in the <u>for</u> design standards: - Reinforce the historic storefront pattern on Commercial Avenue. - Accommodate a variety of pedestrian-friendly building frontages on side streets. - Promote the continued preservation and restoration/rehabilitation of historic and contributing buildings. - Promote façade massing and articulation that complements historical context. - Integrate high quality durable building materials and human scaled detailing. - Provide compatible site edges and sensitive rooftop and service area design. - Locate and design off-street parking to minimize impacts to the retail and pedestrian environment.	This policy was generally achieved in the 2019 development regulations update. Retain this policy to emphasize “maintaining” the standards.
	14	D. Emphasize downtown as the primary gathering place for Anacortes: - Explore the development of a centralized public plaza space downtown. - Continue to promote festivals and other special events downtown. - Encourage the integration of public space and amenities associated with non-residential uses. - Enhance the streetscape downtown to provide opportunities for outdoor dining, interaction, public art, and people watching.		
	14	E. Explore opportunities to build a new City Hall and promote adaptive re-use of the existing City Hall with uses complementary to other downtown uses.		
	14	F. Craft and maintain zoning and design provisions that emphasize a graceful transition between downtown and adjacent residential neighborhoods.	F. Craft and maintain <u>Maintain</u> zoning and design provisions that emphasize a graceful transition between downtown and adjacent residential neighborhoods.	This policy was generally achieved in the 2019 development regulations update. Retain this policy to emphasize “maintaining” the standards.
	14	G. Encourage multi-story construction with underground or structured parking that facilitates transit-friendly densities and vibrant pedestrian-oriented streetscapes.		
			New Policy: <u>Explore full or partial pedestrianizing of streets in Downtown to enhance public experience and economic vitality.</u>	Recommend new policy based on public feedback and city council interest. Directed by City Council Resolution 3161, item A-9.

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	14	H. Identify and improve walking and biking routes to downtown as a pedestrian and biking-friendly destination. Provide safe methods such as textured crosswalk paths and bulb-outs where people can cross major streets at regular and convenient intervals.		
	14	I. Prioritize and implement recommendations in the Anacortes Parking Study, which identifies short and long-term strategies and alternatives for providing additional and better management of downtown public parking.		
Policy LU-7.2	15	Strengthen the visual appearance and economic vitality of South Commercial Avenue.		
	15	A. Maintain and strengthen the function of the corridor for retail, commercial, and service uses.		
	15	B. Encourage residential development on side streets and in the form of mixed-use buildings (housing over shops) complementary to retail/service uses.		
	15	C. Craft and apply form-based design standards for South Commercial Avenue. Key concepts to emphasize in the design standards: - Provide for pedestrian-friendly building frontages. - Promote façade massing and articulation that reinforces Anacortes’s character and scale. - Integrate high quality durable building materials and human scaled detailing. - Encourage the integration of public space and amenities associated with non-residential uses. - Emphasize landscaping elements as a major character defining feature of the corridor. - Provide compatible site edges and sensitive service area design. - Locate and design off-street parking to minimize visual impacts to South Commercial Avenue.	C. Craft and apply Maintain form-based design standards for South Commercial Avenue. Key concepts to emphasize in the design standards: - Provide for pedestrian-friendly building frontages. - Promote façade massing and articulation that reinforces Anacortes’s scale and community design character and scale . - Integrate high quality durable building materials and human scaled detailing. - Encourage the integration of public space and amenities associated with non-residential uses. - Emphasize landscaping elements as a major character defining feature of the corridor. - Provide compatible site edges and sensitive service area design. - Locate and design off-street parking to minimize visual impacts to South Commercial Avenue.	This policy was generally achieved in the 2019 development regulations update. Retain this policy to emphasize “maintaining” the standards. Suggest using the term “community design” instead of “character” because the term gets closer to the describing the intent of the goal.
	16	D. Design, implement, and maintain streetscape improvements to: - Enhance the visual appearance of the corridor and character/identity of the city. - Promote private investment in the corridor. - Enhance and promote non-motorized access and transit use.		
Goal LU-8	16	Fidalgo Bay and Guemes Channel Waterfronts. Maintain and enhance Anacortes’s waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city.		
Policy LU-8.1	16	Enhance physical and visual access to the water. A. Maintain and extend the Guemes Channel Trail and waterfront esplanade along the entire waterfront consistent with the goals and policies of the Shoreline Master Program.		

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		B. Enhance the pedestrian connections between downtown and Fidalgo Bay waterfront. Key considerations: - Improve pedestrian crossings on Q/R Avenue near Cap Sante Marina. - Consider options to re-establish logical connection between Q and Commercial Avenue near 12th Street. C. Explore improved transit connections to the Fidalgo Bay waterfront. D. Adopt design standards that promote site and building design that enhance physical and visual access to the water from streets, parks and other publicly accessible spaces. E. In partnership with other organizations, such as the Port of Anacortes, consider options for a public boat ramp on Fidalgo Bay.		
Policy LU-8.2	16	Encourage public/private partnerships to facilitate coordinated development that balances economic, public amenity, environmental, and historical/cultural preservation goals. Example concepts: - Infrastructure agreements. - Public space provisions. - Provisions to encourage special/active waterfront uses – including lodging/conference facilities, recreational/cultural facilities.		
Policy LU-8.3	18	Capitalize on maritime industry by making full use of sites already tailored to marine uses. A. Preserve Industrial-zoned land south of 22nd Street for future industrial businesses and potential for green industries. B. Encourage preservation of industrial waterfront at 22nd Street to provide for manufacturing access to water. C. Encourage the preservation of access to the dredged channel near 22nd Street. D. Encourage the development of a modern haul-out for vessels up to 150 feet to increase opportunities for local businesses and a work yard open to business and the general public. E. Consider improvements and upgrades to the existing city haul-out facilities. F. Retain open industrial space for large-scale manufacturing.		
Policy LU-8.4	18	Adopt form-based design standards for the central Fidalgo Bay waterfront that promote coordinated development that enhances Anacortes’s unique marine character. A. Provide for physical and visual access to the water. B. Create a coordinated network of internal roadways and walkways that serves the envisioned mix of uses and creates a distinctive setting and identity for the district. C. Provide for pedestrian-friendly building frontages. D. Encourage building layout, orientation, modulation, and articulation to reduce the perceived scale of large buildings, add visual interest, and establish a distinct design character for the district. Emphasize human scaled design components and details that add interest to facades and entries.	Adopt <u>Maintain</u> form-based design standards for the central Fidalgo Bay waterfront that promote coordinated development that enhances Anacortes’s unique marine character. A. Provide for physical and visual access to the water. B. Create a coordinated network of internal roadways and walkways that serves the envisioned mix of uses and creates a distinctive setting and identity for the district. C. Provide for pedestrian-friendly building frontages. D. Encourage building layout, orientation, modulation, and articulation to reduce the perceived scale of large buildings, add visual interest, and establish a distinct design character for the district. Emphasize human scaled design components and details that add interest to facades and entries. E. Provide for building heights up to four stories with the ability to go to six-stories via incentives for public amenities, desired mix of uses, and/or integration of special design features.	Such design standards were adopted in 2019 – but suggest updating to say “Maintain” while keeping all of the sub-policy details as these are all still important.

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		E. Provide for building heights up to four stories with the ability to go to six-stories via incentives for public amenities, desired mix of uses, and/or integration of special design features. F. Encourage the integration of public space and amenities associated with non-residential uses. H. Emphasize landscaping elements as a major character defining feature. I. Include design provisions that seek to minimize potential negative conflicts between different uses. For example, provide compatible site edges and sensitive service area design. J. Locate and design off-street parking to minimize negative visual impacts to pedestrian areas and uses.	F. Encourage the integration of public space and amenities associated with non-residential uses. H. Emphasize landscaping elements as a major character defining feature. I. Include design provisions that seek to minimize potential negative conflicts between different uses. For example, provide compatible site edges and sensitive service area design. J. Locate and design off-street parking to minimize negative visual impacts to pedestrian areas and uses.	
Policy LU-8.5	18	Plans and regulations should take into account sea-level rise, tsunamis and other natural hazards.		
Goal LU-9	19	Industrial & Manufacturing Areas. Maintain and promote active use of industrial lands.		
Policy LU-9.1	19	Heavy manufacturing development should be contained in those general areas presently designated for Heavy Manufacturing (on March Point).		
Policy LU-9.2	19	In shoreline areas with deep water access encourage and support water dependent and water related uses such as manufacturing, shipping, moorage, navigation, cargo handling and storage, fish processing, and ship/boat construction and repair.		
Policy LU-9.3	19	Encourage multiple business manufacturing development, providing a more stable economic base through diversity, as opposed to a single large manufacturing business.	Encourage development of multiple types of manufacturing businesses manufacturing development , providing a more stable economic base through diversity, as opposed to a single large manufacturing business.	Edits for clarification.
Policy LU-9.4	19	Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities.	Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities. For example, ground-floor retail, indoor recreation, and daycare to serve industrial employees and/or located within walking distance of commercial and high density residential zones can be complementary when appropriately sized and designed.	Edit suggested to support City Council Resolution 3161, item LEG-2024-18 and LEG-2024-21
Policy LU-9.5	19	Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.		
Policy LU-9.6	19	Develop industrial and manufacturing lands to minimize impacts on surrounding land uses, especially residential land uses.		
Policy LU-9.7	19	New or additional industrial and manufacturing development should comply with the following criteria: A. Sewer, water, and communications services should be available or planned for the industrial site area. B. New sites designated for industrial use should have convenient access to existing or planned highways or major arterials. C. Consistent with the Environment and Conservation Element of the Comprehensive Plan.		

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Goal LU-10	19	Healthy Communities. Promote land use and community design that encourages healthy living and good connectivity between compatible uses.		
Policy LU-10.1	19	Adopt development regulations that facilitate a complementary mix of uses within mixed-use centers that encourage more walking and bicycling between uses.	Adopt development regulations and design provisions that facilitate a complementary mix of uses within neighborhoods mixed-use centers and provide for safe and attractive non-motorized connectivity between uses and amenities. to hat encourage more walking and bicycling between uses.	Recommended updates are based on public feedback and interest in making walking and biking more prominent in policies. Additionally, there are co-benefits to addressing climate change.
Policy LU-10.2	19	Adopt design provisions that provide for safe and attractive non-motorized connectivity between uses and amenities, with the frequency of connections commensurate with the envisioned intensity of land uses (e.g., housing, employment, community services, and amenities).	Adopt design provisions that provide for safe and attractive non-motorized connectivity between uses and amenities, with the frequency of connections commensurate with the envisioned intensity of land uses (e.g., housing, employment, community services, and amenities).	Anacortes generally has a good street grid already with small block sizes. This mostly applies to large sites like the MMU zone, which has regulations in place to implement this type of policy. This has enough overlap with Policy LU-10.1 above that it could be deleted or merged.
Policy LU-10.3	19	Adopt development regulations that encourage the integration of recreational space with multifamily development.	Maintain Adopt development regulations that encourage the integration of recreational space with multifamily development.	Suggest updating to say “maintain” due to already having development regulations that do this.
Policy LU-10.4	19	Integrate public recreational amenities accessible to all Anacortes residents, workers, and visitors, with highest priority on locations, facilities, and activities that best serve the community.	Integrate Increase access to public recreational amenities and activities accessible to for all Anacortes residents, workers, and visitors, including at public facilities which are located to serve the general public. , with highest priority on locations, facilities, and activities that best serve the community.	The meaning of this policy was not entirely clear. It has been updated to emphasize public projects.
Policy LU-10.5	20	Increase access to health foods by encouraging the location of fresh food markets and community food gardens in close proximity to multifamily uses and transit facilities through zoning regulations.		
Goal LU-11	20	Growth management & regional coordination. Emphasize compact growth to minimize sprawl and protect Anacortes’s Community Forestlands.		
Policy LU-11.1	20	Plan for accommodating anticipated growth within the City to protect surrounding forest and parklands, and minimizing sprawl, while strengthening Anacortes’s unique marine character and identity. A. Provide for residential infill development opportunities throughout the city, but focus the highest intensity residential uses close to commercial and community services and transit. B. Provide for an adequate supply of land zoned for employment uses to support 20-year employment allocations as required by Skagit County County-Wide Planning Policies. C. Monitor and report growth as directed in Skagit County County-Wide Planning Policies.	Plan for accommodating anticipated growth within the City to protect surrounding forest and parklands, and minimizing sprawl, while strengthening Anacortes’s unique marine character and identity. A. Provide for residential infill development opportunities throughout the city, but focus the highest intensity residential uses close to commercial and community services and transit. B. Provide for an adequate supply of land zoned for residential and commercial employment uses to support 20-year population and employment allocations as required by Skagit County County-Wide Planning Policies. C. Monitor and report growth as directed in Skagit County County-Wide Planning Policies.	The City must also provide an adequate supply of land for housing.
Policy LU-11.2	20	Adopt user-friendly and coordinated development regulations that facilitate Anacortes’s preferred land use pattern (e.g., allowed density, uses, and site provisions). A. Refine the land use code on an ongoing basis to make it easier to use by employing simple language, easy to read charts, and illustrative graphics.	Maintain Adopt user-friendly and coordinated development regulations that facilitate Anacortes’s preferred land use pattern (e.g., allowed density, uses, and site provisions). A. Refine the land use code on an ongoing basis to make it easier to use by employing simple language, easy to read charts, and illustrative graphics. B. Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.	Add “maintain” since from time-to-time development regulations needed to be amended.

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
		B. Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character. C. Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.	C. Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.	
Policy LU-11.3	20	Allow new development only where adequate public services can be provided.		
Policy LU-11.4	20	Work with other jurisdictions and agencies, educational and other organizations, and the business community to develop and carry out a coordinated, regional approach for meeting the various needs of Skagit County communities, including housing, human services, economic vitality, public safety, utilities, infrastructure, parks and recreation, transportation, and environmental protection.		
	New subheading: Climate focused goals and policies			
TBD	TBD	TBD	TBD	TBD

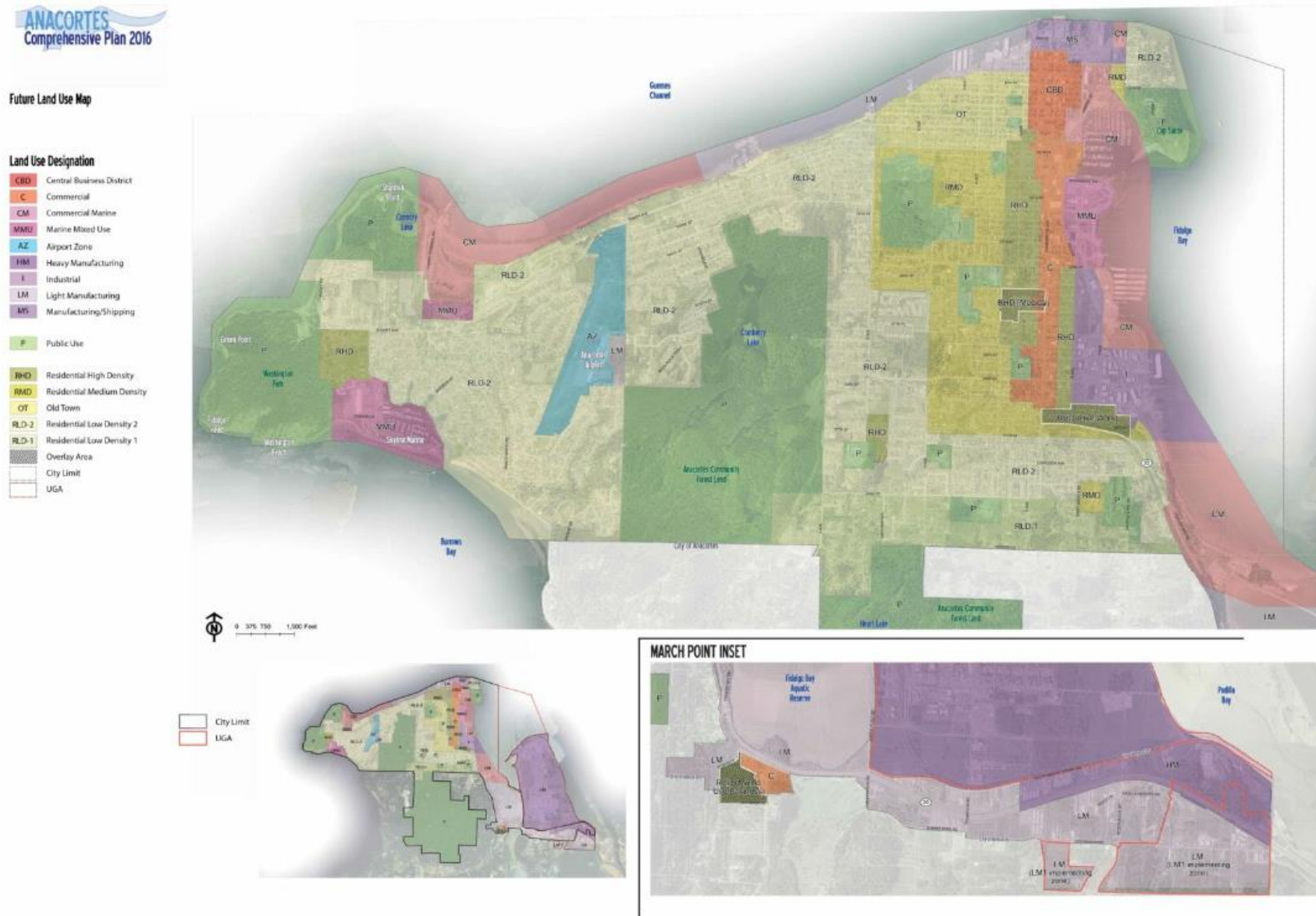
Land Use Element

Future Land Use Map and Land Use Designation Updates

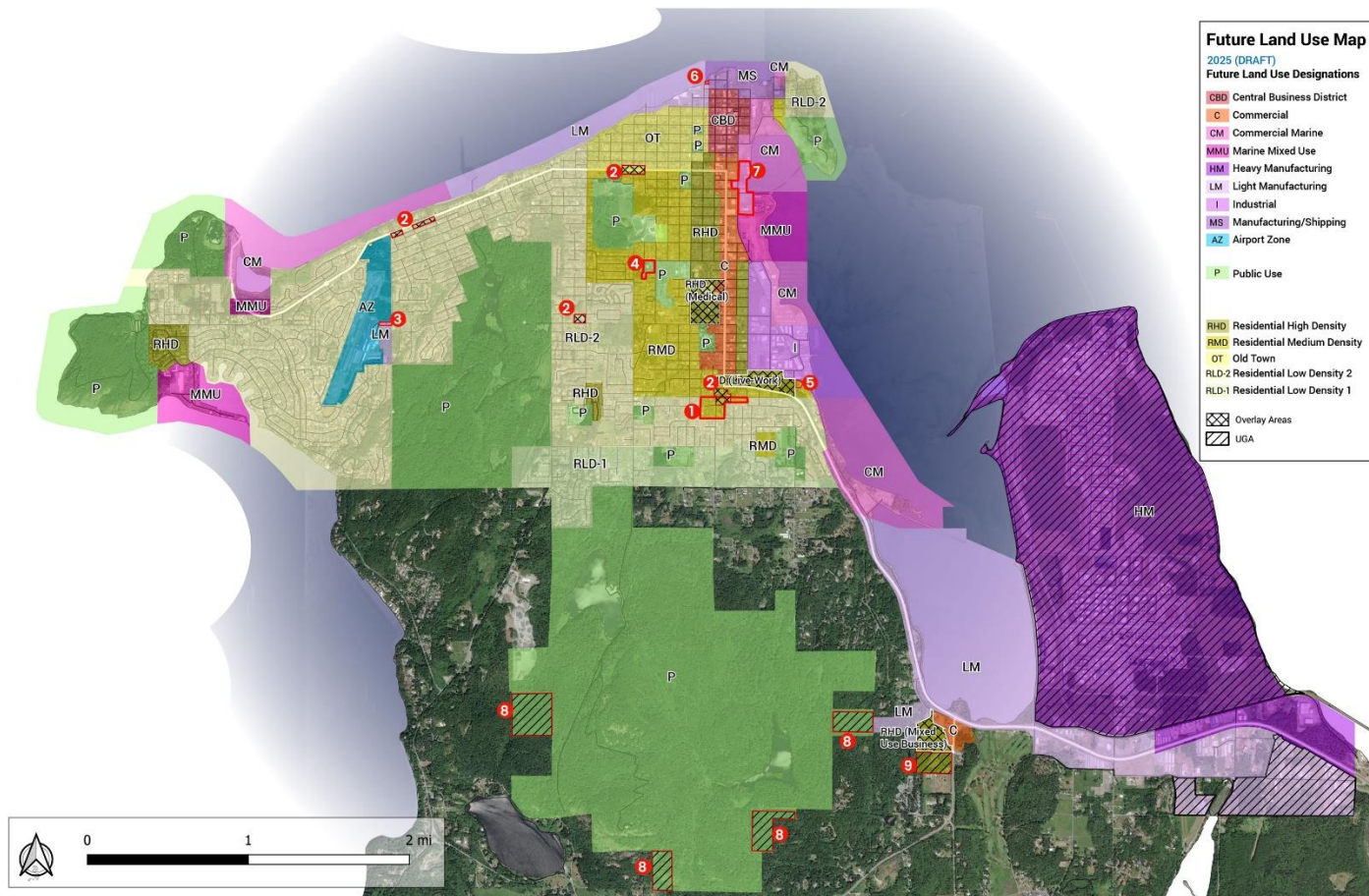
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Figure LU-1: 2016 Future Land Use Map - EXISTING



2025 Future Land Use Map Options



1. Change from RLD-2 to RMD
2. Option 1 - neighborhood commercial overlay areas
Option 2 - update use chart to allow more commercial uses
3. Parcel change from AZ to LM
4. Several parcels change from RMD to P

5. Several parcels change from I to RMD
6. Parcel change from LM to MS
7. Several parcels change from C and MMU, to CM
8. Add all unincorporated ACFL parcels to the UGA
9. Expand UGA to include Signal Hill properties

Descriptions of Future Land Use Map Options

The following numbered descriptions correspond to the numbers on the map on the previous page (page 1-3).

1. Change from Residential Low Density-2 (RLD-2) to Residential Medium Density (RMD) to create more housing options in a high opportunity area of the City. This change also supports H-1.7 (*provide for development of multifamily housing in areas close to shopping, employment, services and public transportation*) and Item #LEG-2024-08 (*provide more opportunities through zoning for more local services to be accessible within walking distance of residences*), as a neighborhood grocery store is in the center of the area, as well as a couple of vacant or partially used sites
2. These potential changes are intended to provide options for implementing current land use 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.”
 - Option 1 – would add features to the Future Land Use Map (FLUM). Similar to other overlays symbolized on the current FLUM, additional “neighborhood commercial” overlays would be placed on the FLUM indicating areas with special allowances for small commercial uses. Uses that are currently allowed on these properties would continue to be allowed.
 - Option 2 – does not add any additional overlays to the FLUM and instead updates the allowed use chart in the zoning code to allow for more neighborhood-scale commercial uses.
3. Port of Anacortes - Requested land use designation change for 3 parcels near the airport from Aeronautical Zone (AZ) to Light Manufacturing (LM). (Res. 3161, LEG-2024-13).
4. Fidalgo Pool & Recreation District - Requested land use designation change for multiple parcels near the Fidalgo Pool from Residential Medium Density (RMD) to Public (P). (Res. 3161, LEG-2024-12).
5. Tom Skillings - Requested land use designation change of a portion of a parcel from Industrial to Residential Medium Density (RMD). (Res. 3161, 2021 Docket).
6. Port of Anacortes - Requested land use designation change of one parcel west of the terminus of 2nd St. from Light Manufacturing (LM) to Manufacturing and Shipping (MS). (Res. 3161, LEG-2024-15).
7. Port of Anacortes - Requested land use designation change of multiple parcels associated with the Cap Sante Marina from Commercial (C) and Marine Mixed Use (MMU) to Commercial Marine (CM). (Res. 3161, LEG-2024-14).
8. Add all unincorporated Anacortes Community Forest Land (ACFL) parcels to the UGA. (Res. 3161, LEG-2024-05).
9. Expand the UGA to include Signal Hill properties. (Res. 3161, LEG-2024-11).

Land Use Designation Preliminary Amendment Proposals

Proposed changes are shown in ~~strike-through~~/underline format.

Table LU-1. Land use designations.

The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes, and not as a complete description of all possible uses.

“Special topics to explore” are intended to document future potential considerations that may warrant additional review.

Land Use Designation	Implementing Zoning Designation	Rationale
Residential Low Density 1 <u>Purpose:</u> This designation provides for low density residential development in the southern end of the City that is inappropriate for more intensive urban development due to topography, the frequent presence of wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, forest and agricultural land. <u>Principal uses & density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as accessory dwellings and cottage housing, may be allowed under certain circumstances. The permitted base density is up to 2 dwelling units per gross acre. Densities up to 4 units per gross acre may be permitted via a special review process.	R1	
Residential Low Density 2 <u>Purpose:</u> This designation provides for low density residential development in mostly established neighborhoods throughout the City. These areas are inappropriate for more intensive urban development due to the established character of the area and/or due to the area’s separation from transit uses and commercial services.	R2, R2a	Updated to reflect changes made in 2019 to allow cottages in this designation. Duplexes in the R2 zone were changed from a conditional use to permitted outright in 2024 (Ord. 4070)

Land Use Designation	Implementing Zoning Designation	Rationale
<u>Principal uses & density:</u> Single-family detached dwellings, accessory dwelling units, duplexes, and cottages are the predominant dwelling types. Other dwelling types, such as duplexes, accessory dwellings and cottage housing may be allowed under certain circumstances. The permitted density is between 4 and 8 dwelling units per gross acre, depending upon the established development pattern and character of the area. <i>Special topics to explore: Accommodate affordable housing and tiny houses (see Housing Element). Explore option for 6,000-sf lots where compatible with existing development (east of Anacopper Mine Rd.).</i>		Density measurement of du/acre would apply to new land divisions and cottages. Standards for calculating minimum and maximum permitted density are in AMC 19.42.100.
Residential Medium Density <u>Purpose:</u> This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. These areas are conveniently located in relation to traffic routes, public utilities and community facilities. <u>Principal uses & density:</u> Single-family detached dwellings, accessory dwelling units, cottages, duplexes, triplexes, and townhomes are the predominant dwelling types. Other dwelling types, such as fourplexes accessory dwellings, cottage housing, and low density multi-family may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area. <i>Special topics to explore: Accommodate tiny houses (see Housing Element), reduce minimum lot size to 4,500-sf, and explore option for 3,000-sf lots where consistent with historic plats. Consider uses that provide neighborhood gathering places.</i>	R3 R3a	Duplexes, triplexes, fourplexes, and townhomes up to 4 units are allowed by right in RMD zones. Density measurement of du/acre would only apply to new land divisions. Standards for calculating minimum and maximum permitted density are in AMC 19.42.100.

Land Use Designation	Implementing Zoning Designation	Rationale
Old Town <u>Purpose:</u> This designation recognizes the unique heritage, <u>and scale, and character</u> of the oldest residential area of the city by establishing standards to maintain the scale and character of the area. <u>Principal uses & density:</u> Single-family detached dwellings, <u>accessory dwelling units, and duplexes</u> are the predominant dwelling type. Other dwelling types such as accessory dwellings and duplexes, <u>cottages, triplexes, and townhomes</u> may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area.	OT	The Racially Disparate Impacts (RDI) analysis and Department of Commerce guidance recommend moving away from the term “character” when possible, as it is a vague term that historically has been used to exclude people of color from certain neighborhoods and cities. Duplexes are permitted outright and are subject to special Old Town design standards and the duplex design standards established in 2019. Allowing cottages, triplexes, and townhomes ‘under certain circumstances’ complements new proposed revisions to housing goals and policies to allow for the next increment of housing throughout Anacortes neighborhoods to promote organic change over time.
Residential High Density <u>Purpose:</u> 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. <u>Principal uses & density:</u> A mixture of single and multifamily dwelling units. Some commercial uses may be permitted. <u>A minimum density of 15 du/acre applies to development of all lots 6,000 square feet or more in size</u> 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). <u>Special topics to explore:</u> Consider adopting density minimums for new development; and consider uses that provide neighborhood gathering places.	R4 R4a	The HAP recommends consideration of prohibiting new large-lot single family uses in Medium and High-Density designations to promote more efficient use of the limited areas zoned for higher density housing types. A minimum density standard for new development of lots exceeding a certain size could accomplish similar results without completely prohibiting new SF development on existing smaller lots. About 25% of the parcels in the R4 zone are less than 6,000 square feet. Therefore, a minimum density that applies to lots 6,000 sf or more is intended to ensure multifamily and townhouse development happen in the majority of RHD zones.

Land Use Designation	Implementing Zoning Designation	Rationale
Central Business District <u>Purpose:</u> This designation has been applied to the existing downtown commercial district in Anacortes. The purpose of the district is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale. <u>Principal uses & density:</u> A broad mix of commercial, retail, professional office, civic and cultural, and residential uses. Active uses are required on the ground floor along Commercial Avenue and key side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 dwelling units per gross acre). <u>Special topics to explore:</u> Consider concept of a transitional zone or related land use and development standards provisions along the east side of Q Avenue.	CBD	
Commercial <u>Purpose:</u> This designation provides for a wide variety of general service, retail, commercial, and mixed-uses that serves local and regional residents and the traveling public. <u>Principal uses & density:</u> A wide variety of general service, retail commercial, and professional office uses. Multifamily uses are encouraged on upper floors along South Commercial Avenue and are allowed on certain side streets. New residential uses must feature transit-supportive densities (at least 15 dwelling units per gross acre).	C	
Marine Mixed-Use <u>Purpose:</u> This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the	MMU	

Land Use Designation	Implementing Zoning Designation	Rationale
unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character. <u>Principal uses & density:</u> The primary uses are commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and allowed in single purpose structures provided developments include a horizontal mix of uses. Multi-story buildings are encouraged provided they are designed and oriented to provide public marine views and integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).		
Commercial Marine <u>Purpose:</u> This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for a marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance. <u>Principal uses & density:</u> Marine-oriented commercial, recreational, and industrial uses. Tourism uses building on marine access and views are encouraged. Retail uses are limited to small scale establishments in support of primary uses. Large and multi-story buildings are allowed provided they are designed and oriented to provide public marine views.	CM, CM1, CM2	The CM1 zone was eliminated with the 2019 development regulation updates.
Light Manufacturing <u>Purpose:</u> This designation provides for a mix of industrial structures and uses, service commercial uses and limited retail uses that minimize external visual or physical impacts on adjacent properties and generally do not compete with uses in the CBD and C zones.	LM, LM1	

Land Use Designation	Implementing Zoning Designation	Rationale
<u>Principal uses & density:</u> General service and light industrial uses that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in the CBD and C zones.		
Manufacturing & Shipping <u>Purpose:</u> This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel. <u>Principal uses & density:</u> Marine oriented manufacturing and shipping uses plus complementary support uses. <u>Special topics to explore:</u> Consider concept of a transitional zone or related land use and development standards provisions for the area between T and U Avenues north of 4th Street.	MS	
Industrial <u>Purpose:</u> This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities. <u>Principal uses & density:</u> Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses. <u>Special topics to explore:</u> Refine use, design, bulk and dimensional standards to promote desired development.	I	

Land Use Designation	Implementing Zoning Designation	Rationale
Heavy Manufacturing <u>Purpose:</u> This designation provides for heavy manufacturing and closely related uses in the March Point area. <u>Principal uses & density:</u> Industrial, research and development, repair, warehouse, shipping terminals and related uses whose production process creates a potential hazard or nuisance to adjacent uses.	HM	
Public Use <u>Purpose:</u> This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses. <u>Principal uses & density:</u> Public parks and recreation facilities, open space, public green space , single family residences under certain circumstances, schools, and other public facilities. Green space is defined as an area of land, vegetated by natural features such as grass, trees, or shrubs, within an urban context and less than one acre in size that creates public value through promoting physical and mental health, providing relief from urban heat, protecting streams or water supply, or enhancing visual quality along a highway, road, or street. *See note re: Urban and community forests in the right-hand column.	P	GMA requires that the land use element designate the proposed general distribution and location and extent of certain public land uses, including public utilities, public facilities, recreation, and open spaces. HB 1181 added 'green space' and 'urban and community forests' into the list of uses of land that must be designated. Green space is proposed to be included in the Public designation. *Urban and community forests, such as the ACFL, are currently designated Public, but may need to be designated separately. We are researching the GMA requirements to see if this is necessary or if there is an alternative method that might work better for Anacortes.
Aeronautical Zone <u>Purpose:</u> This designation provides for the Anacortes Airport and associated uses. <u>Principal uses & density:</u> Airport and aeronautical related uses.	AZ	

Table LU-2. Overlay designations

Some areas within the city have unique characteristics, special land uses and/or land use objectives that call for an overlay that would apply in addition to the base land use designation.

Special Land Use Overlays	Implementing Zoning Designation	Rationale
Medical Overlay <u>Purpose:</u> This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses. <u>Principal uses & density:</u> Hospitals and medical clinics in addition to permitted uses in the underlying zoning district. Uses are subject to height, density and other development standards in the underlying zone, unless modified by the overlay standards. <i><u>Special topics to explore:</u> Refine overlay boundary, use provisions, and height provisions.</i>	MED-O	
Live/Work Overlay <u>Purpose:</u> This overlay designation provides the opportunity to combine living and working spaces in individual units, provided the scale and impact of such non-residential uses is limited. This designation is appropriate for select R-3 and R-4 zones that are adjacent to commercial or manufacturing zones. <u>Principal uses & density:</u> Small scale retail, commercial, and manufacturing uses are allowed if combined with a permitted use in the base zoning district. Subject non-residential activities shall be conducted indoors and external impacts minimized. Limited outdoor storage and sales may be allowed on a case by case basis provided measures are taken to minimize external impacts.	LW-O	
Mixed-Use Business Overlay <u>Purpose:</u> This overlay designation provides the opportunity to integrate non-residential uses together with residential uses. Such uses shall be limited to those uses that minimize external or physical impacts on residential uses. This designation is appropriate for select R-2, R-3, and R-4 zones that are adjacent to commercial or manufacturing zones.	MUB-O	Looking for ways to support current land use policy LU-6.5 – “Allow some compatible nonresidential uses in

Special Land Use Overlays	Implementing Zoning Designation	Rationale
<u>Principal uses & density:</u> Professional office, institutional, educational, and small scale retail in addition to permitted uses in the underlying district. Non-residential activities shall be conducted indoors and external impacts minimized. <u>Special topics to explore: Refine overlay boundary, use provisions, and height provisions.</u>		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.” The current “mixed-use business overlay” could be adjusted and updated to apply in more areas or new neighborhood commercial overlays.

Anacortes Comprehensive Plan Update

Housing Goals and Policies Tracker

DRAFT September 18, 2024

9/25/24 Planning Commission Discussion Version

Introduction

This goals and policies tracker reviews the Housing Element of the 2016 Anacortes Comprehensive Plan in support of the 2025 periodic update. MAKERS is providing comments, considerations, and recommendations for updating goals and policies. Further updates and additions will be added to the Housing Element to meet climate element requirements and better connect policies that are both housing and climate related.

Some frequent abbreviations used in this audit:

- HAP = [Housing Action Plan](#)
- AMC = Anacortes Municipal Code
- RDI = Racially disparate impacts

Housing Element

Some comments reference the Racially Disparate Impact (RDI) analysis, which is available on the [project webpage](#). See also the 2023 [Anacortes Housing Action Plan](#) (HAP).

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Goal H-1	31	Housing Supply and Variety. Provide for a sufficient quantity and variety of housing to meet community needs.		
Policy H-1.1	31	Provide for an adequate supply of appropriately zoned land to accommodate the city’s housing growth targets.		
Policy H-1.2	31	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.	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. Promote a variety of housing options that are needed by the different demographic groups and life situations in Anacortes. For example, young families, single parents, seniors, people of color, professionals, and service workers can all have different needs and preferences for housing size, design, location, and prices.	Per the Racially Disparate Impacts (RDI) analysis, amend this policy (or add a similar policy) that that specifically addresses the housing needs and preferences of people of color.
Policy H-1.3	31	Integrate smaller housing types, such as cottages, duplexes, townhouses, and accessory dwelling units, into residential neighborhoods.	Integrate smaller housing types, such as cottages, duplexes, townhouses, and accessory dwelling units, into low and medium density residential zones . residential neighborhoods.	Replace “residential” with a more general reference to zones to avoid implying existing neighborhoods only consist of single-family residences. Note the city has been making progress on this with updated development regulations and is already seeing construction of more diverse housing types in recent years.
Policy H-1.4	31	Consider the potential for development of tiny houses in selected areas of the city.	Consider the potential for development of tiny houses in selected areas throughout of the city.	The RDI analysis cautions that the “selected areas” not be restricted to segregated or higher-density areas of the city. The Housing Action Plan recommendation is consistent with the RDI analysis, as it recommends considering permanent tiny home clusters only in low- and medium density residential zones such as R2, R2A, and R3 in order to preserve the limited land available for denser housing.
Policy H-1.5	31	Encourage infill development on vacant or under-utilized land.		
Policy H-1.6.	31	Evaluate barriers to achieving increased density in multifamily residential and mixed use zones and revise regulations if appropriate.		
Policy H-1.7	31	Provide for development of multifamily housing in areas close to shopping, employment, services and public transportation.	Provide for development of multifamily housing in high-opportunity areas and areas close to shopping, employment, services and public transportation.	The RDI analysis recommends referring to “high opportunity” areas and avoiding the suggestion that new multifamily use must be concentrated in areas that typically have higher exposure to noise and pollution (e.g. arterial streets).
Policy H-1.8	31	Provide for flexibility in subdivision development in order to promote environmental protection, encourage infill development, enhance neighborhood character, employ low impact development techniques, and other similar goals.	Provide for flexibility in subdivision development in order to promote environmental protection, encourage infill development, enhance neighborhood character, employ low impact development techniques, and other similar goals.	Updated to avoid the use of “neighborhood character,” as it is a vague term that can often be employed to the effect of excluding new types of development. Recommendation from the RDI analysis.

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Policy H-1.9	32	Encourage demonstration projects of innovative housing types or programs, such as co-housing, tiny houses, or others.	Encourage more development of innovative housing demonstration projects of innovative housing types or programs and strategies , such as co-housing, co-living, land trusts, sweat equity, co-location of housing with public facilities, tiny houses , or others.	The City has already implemented or seen development of demonstration projects, which the Skagit Co-Housing project is a great example of. Suggesting updating policy language to move towards development of more of these projects, rather than referring to them as demonstration projects. Tiny houses are already mentioned specifically in policy H-1.4. Co-living (single room occupancies) is required to be addressed by cities under new state law RCW 36.70A.535.
Policy H-1.10	32	Permit manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law.		
			New Policy Maintain development regulations that permit allowed residential uses by right and avoid conditional uses.	City Council expressed interest in such a policy. This policy will help reduce confusion from applicants on what residential uses are allowed and help speed up aspects of the permitting process. (2025 Docket Item - LEG-2024-07).
Goal H-2	32	Neighborhood Character. Promote the stability and vitality of residential and mixed use neighborhoods.	Neighborhood CharacterForm. Promote the stability and vitality of residential and mixed use neighborhoods Allow organic change of neighborhoods over time to meet community needs, while preventing neighborhoods from experiencing extreme changes in a short period of time.	A goal centered on the phrase "neighborhood character," is vague, and can be used to justify leaving higher-income neighborhoods unchanged, based on the RDI analysis recommendations and Department of Commerce guidelines. Instead a new housing goal can be focused on allowing change of housing types over time but in a manner that is more incremental and doesn't have major jumps in housing types for a given neighborhood. City Council expressed interest in this. (2025 Docket Item – LEG-2024-06)
Policy H-2.1	32	Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns.	Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns. When necessary to meet housing needs over time, provide zoning changes that allow the next increment of housing throughout any neighborhood in Anacortes.	Replace the current policy with a new policy that better aligns to the new goal suggested above. (2025- Docket Item – LEG-2024-06)
Policy H-2.2	32	Develop design guidelines, standards or other measures to achieve the following benefits: A. Allow growth without sacrificing Anacortes's unique small town character. B. Facilitate compatibility between existing and new housing. C. Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods. D. Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.	Maintain Develop design guidelines , standards or other measures to achieve the following benefits: A. Allow growth without sacrificing Anacortes's unique small town character. B. Facilitate compatibility between existing and new housing. C. Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods. D. Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.	Updated language to emphasizes the maintenance of design standards, since such standards have already been adopted.
Policy H-2.3	32	Encourage rehabilitation and improvement programs to preserve the character and condition of existing housing.	Encourage rehabilitation and improvement programs to preserve the character and condition of existing housing, especially for homes owned	Updated to avoid the use of "character". The RDI analysis notes that rehabilitation programs can help people stay in their homes, but it mostly benefits existing homeowners and does not help reduce racial

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
			by seniors, low-income people, and people of color who may face mobility and/or financial barriers to home maintenance.	disparities in homeownership. RDI analysis suggests the City work with organizations representing seniors and communities of color to prioritize any potential program funding.
Goal H-3	32	Housing Affordability. Provide for a range of housing opportunities to address the needs of all economic segments of the community.		
Policy H-3.1	32	Encourage preservation, maintenance, and improvements to existing affordable housing.		
Policy H-3.2	32	Develop meaningful, measurable goals and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward meeting those goals.	Develop meaningful-, measurable goals-metrics and strategies that promote the development of affordable workforce -housing to meet local needs and monitor progress toward achieving those strategies. meeting those goals. Metrics should include homeownership rates and housing cost burden for people of color, and other statistics recommended by the Housing Action Plan.	It is a misnomer to have a policy require new goals that are not already listed in the Housing Element, so it is suggested to replace that term. Refer to the HAP Section 6.4 for recommendations on how to monitor housing progress. This updated Housing Element policy also suggests an additional layer of metrics that include a focus on racial equity and addressing historic patterns of segregation, as recommended by the RDI analysis. With the edits, this policy may now fit better under Goal H-6, which relates to implementation and monitoring.
Policy H-3.3	32	Support non-profit agencies and public/private partnerships to preserve or develop additional housing for very low, low and moderate income households.		
Policy H-3.4	32	Support both rental and ownership forms of affordable housing in a variety of types and sizes.		
Policy H-3.5	32	Locate affordable housing throughout the city and especially in areas with good access to transit, employment, education, and shopping.	Locate affordable housing throughout the city and especially in high opportunity areas -with good access to transit, employment, education, and shopping.	The RDI analysis recommends referring to “high opportunity” areas and avoiding concentrating new housing in a single area or areas with higher exposure to noise and pollution (e.g. arterial streets). The use of “high opportunity” areas, widens the scope of appropriate areas for affordable housing while still including transit, employment education, and shopping areas.
Policy H-3.6	32	Consider a housing levy to provide ongoing funding for affordable housing.	Consider Explore a housing levy to provide ongoing funding for construction and preservation of affordable housing.	More forward language suggested. The RDI analysis finds a levy has the potential to improve racially disparate impacts.

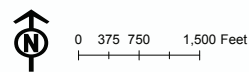
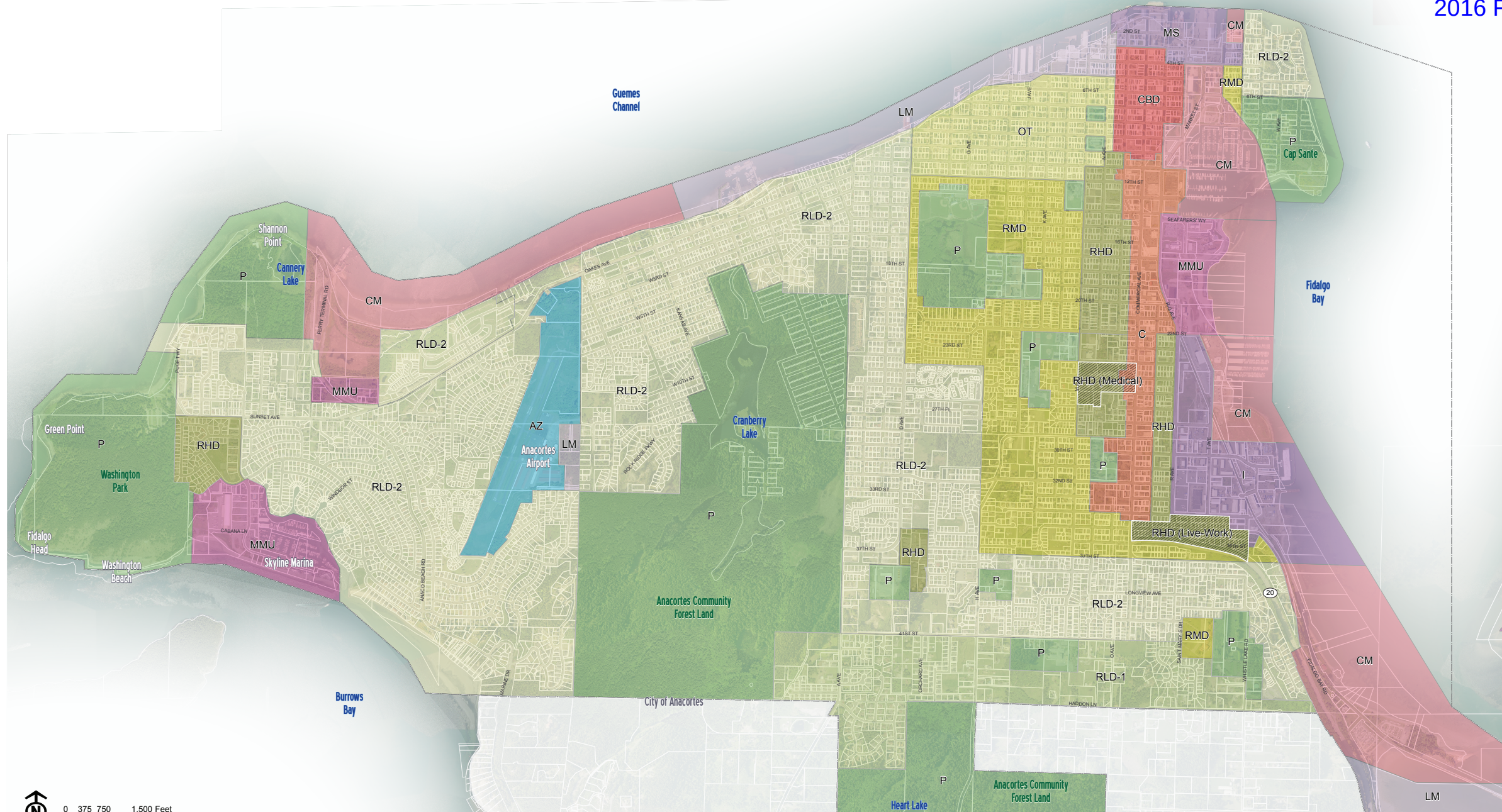
Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Policy H-3.7	32	Consider developing an inclusionary zoning program as a means of increasing the City's affordable housing supply.	Consider developing an inclusionary zoning program Explore the establishment of a <u>Multifamily Tax Exemption (MFTE) program</u> as a means of increasing the City's affordable housing supply. <u>Consider the provisions recommended by the Housing Action Plan on the residential target area, eligible properties, duration, duration, and other standards.</u>	Recommend this policy be removed and replaced with support for implementing a Multifamily Tax Exemption (MFTE) program. Inclusionary zoning (IZ) was considered in the Housing Action Plan (fulfilling this 2016 policy) and it was found that IZ likely would reduce or not significantly increase housing production due the lack of significant multifamily development occurring in the city. Instead, direct subsidies such as Housing Choice (known as "Section 8") vouchers and bonus programs such as the MFTE program will likely be more effective at producing affordable housing in Anacortes.
Policy H-3.8	32	Require that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.		
Policy H-3.9	32	Evaluate land owned by the City and other public entities for use for affordable housing utilizing a community land trust,-or similar, -type model.	Evaluate land owned by the City and other public entities for use for affordable housing utilizing a community land trust,-or similar, -type model. <u>Disposition of City-owned surplus land will prioritize affordable housing developers (especially those serving communities of color) or other community-determined uses, consistent with the allowances of state law.</u>	Recommended by HAP Section 4.4.1 and allowed under new state law, RCW 39.33.015. RDI analysis says city should prioritize working with groups that directly serve communities of color when seeking development partners for projects on public land.
			New Policy <u>Explore opportunities for affordable housing on City-owned and other public land in downtown, including redevelopment of parking lots, co-location of affordable housing with public facilities, and new land acquired by the City for the purpose of developing housing.</u>	Recommended by several strategies in HAP Section 4.4.
Policy H-3.10	33	Develop and implement a detailed affordable housing program that identifies specific actions to increase the supply of housing that is affordable to low to middle-income individuals and families.	Develop and implement a <u>Maintain and update the Anacortes Housing Action Plan, with a focus on</u> detailed affordable housing program that identifies specific actions to increase <u>increasing</u> the supply of housing that is affordable to low to middle-income individuals and families <u>and addressing racial disparities and past patterns of segregation and exclusion.</u>	The spirit of this policy was achieved with the Housing Action Plan. However, this policy can be worked to encourage updating the HAP over time. The RDI also recommends the HAP have more information and strategies to address past patterns of segregation and exclusion.
Goal H-4	33	Special Needs. Provide housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug & alcohol rehab and mental health facilities.		
Policy H-4.1	33	Provide accommodation throughout the city for housing for people with special needs and avoid concentrations of such housing.		
Policy H-4.2	33	Encourage the development of senior-friendly housing opportunities, particularly in areas near services and amenities.		

Goal or Policy	Existing Page Number	Existing Goal or Policy Text	First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
Policy H-4.3	33	Promote a range of housing types for seniors; e.g., adult family homes, skilled nursing facilities, assisted living, and independent living communities.		
Policy H-4.4	33	Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.		
Policy H-4.5	33	Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.		
Policy H-4.6	33	Support public and private housing and services for people who are homeless.	Support public and private housing and services for people who are homeless <u>and transitioning out of homelessness. Allow the development of emergency shelters, transitional housing, emergency housing, and permanent supportive housing throughout Anacortes and consistent with state law.</u>	Added policy that shows consistency with requirements in HB 1220.
Goal H-5.	33	Regional Collaboration. Actively participate and coordinate with other agencies in efforts to meet regional housing needs		
Policy H-5.1	33	Encourage local and regional affiliations and alliances to provide affordable housing.		
Policy H-5.2	33	Explore local and regional funding options to support development of housing for low- and moderate-income households.		
Policy H-5.3	33	Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.		
Goal H-6	33	Monitoring. Implement Housing Element goals in a manner that is efficient and transparent.		
Policy H-6.1	33	Evaluate and report on how the goals and policies of this Housing Element are being achieved.	Evaluate and report on how the goals and policies of this Housing Element <u>and the Housing Action Plan</u> are being achieved.	More specificity recommended.
Policy H-6.2	33	Monitor housing supply, type and affordability, including progress toward meeting a proportionate share of the countywide need for affordable housing for very low-, low-, and moderate-income households.		
Policy H-6.3	33	Monitor local data and routinely reassess and adjust policies, strategies and regulations to improve effectiveness of programs to meet local housing needs.		
	New subheading: Climate focused goals and policies			
TBD	TBD	TBD	TBD	TBD

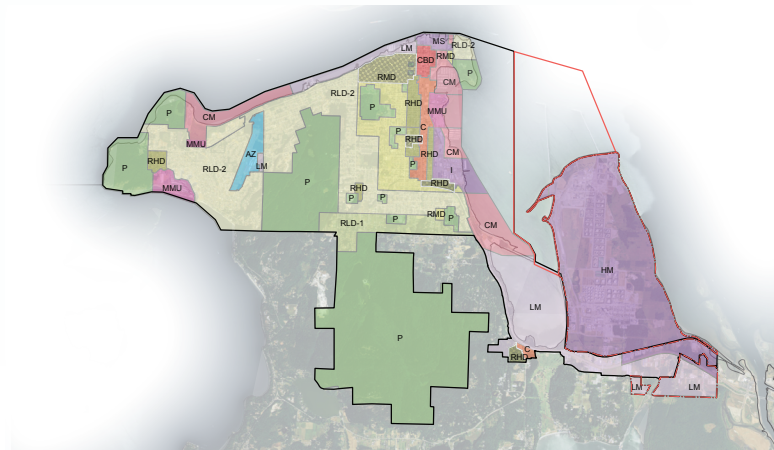
Future Land Use Map

Land Use Designation

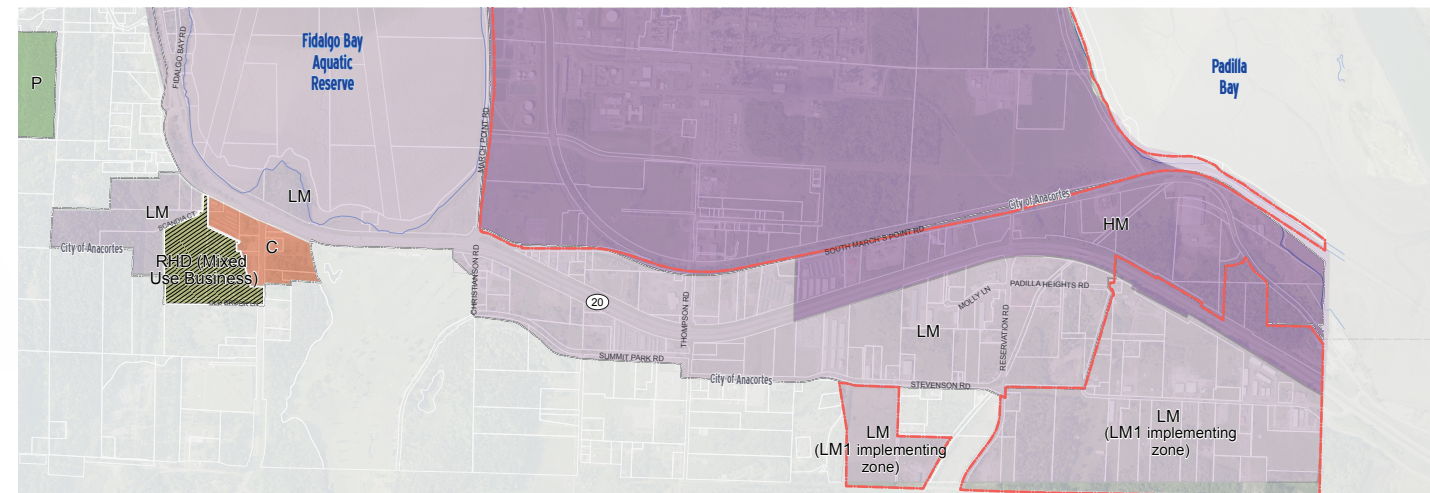
CBD	Central Business District
C	Commercial
CM	Commercial Marine
MMU	Marine Mixed Use
AZ	Airport Zone
HM	Heavy Manufacturing
I	Industrial
LM	Light Manufacturing
MS	Manufacturing/Shipping
P	Public Use
RHD	Residential High Density
RMD	Residential Medium Density
OT	Old Town
RLD-2	Residential Low Density 2
RLD-1	Residential Low Density 1
	Overlay Area
	City Limit
	UGA



	City Limit
	UGA



MARCH POINT INSET

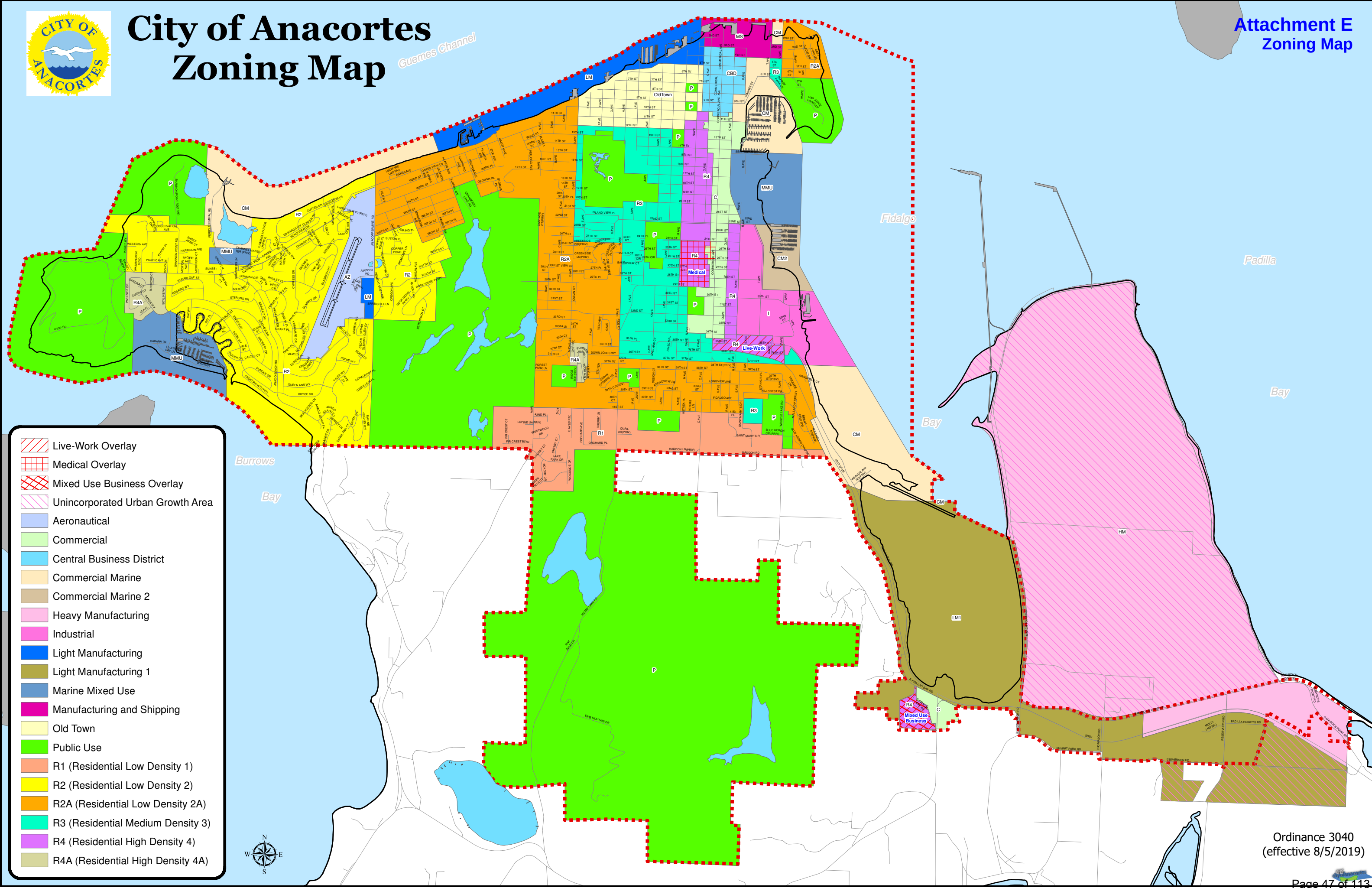




City of Anacortes Zoning Map

Guemes Channel

Attachment E
Zoning Map



- Live-Work Overlay
- Medical Overlay
- Mixed Use Business Overlay
- Unincorporated Urban Growth Area
- Aeronautical
- Commercial
- Central Business District
- Commercial Marine
- Commercial Marine 2
- Heavy Manufacturing
- Industrial
- Light Manufacturing
- Light Manufacturing 1
- Marine Mixed Use
- Manufacturing and Shipping
- Old Town
- Public Use
- R1 (Residential Low Density 1)
- R2 (Residential Low Density 2)
- R2A (Residential Low Density 2A)
- R3 (Residential Medium Density 3)
- R4 (Residential High Density 4)
- R4A (Residential High Density 4A)



Ordinance 3040
(effective 8/5/2019)

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Saturday, September 14, 2024 2:08 PM
To: Libby Grage
Subject: Housing Guidance Document: 'Survey'/Covenants/Best Available Science

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

Good day, Libby

Please forward this communication to the Planning Commission for their next meeting and include it in the Comment Section of your 2025 webpage.

Thank you.

Dear Planning Commissioners

1. At your September 11 Meeting the Planning Director cited to a survey, the results of which are displayed in the above referenced document. He was permitted to do so without laying any foundation. I rose to object but was not afforded that opportunity. I take that opportunity now: the survey was not a random sample survey of Anacortes residents. It was open to anyone who wanted to submit comments. And, even then the swing group was usually "need more information".
2. Most of the new single family housing built over the past 40 years was in planned unit developments, developments that were subject to covenants that were formally approved by the City (and recorded) as part of assigning responsibilities under the land division process. So, the question arises as to whether or not the City has the right to change the density, design standards, etc through your current 2025 CP/DR Periodic update. This question is of major importance to a large portion of City residents and needs to be addressed now.
3. To the extent that proposed code changes impinge on the protection and restoration of critical areas, the Growth Management Act requires that "Best Available Science" be considered at the outset of deliberations. This is a basic requirement that needs to be met.

Thank you.

Ian Munce
1711 Quail Drive

Sent from my iPhone

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Saturday, September 14, 2024 7:39 AM
To: Libby Grage
Subject: Feedback on your September 11, 2025 regular meeting

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

Good day, Libby

Please forward this to the Planning Commission for their next meeting and add to the comment section of your 2025 webpage.

Thank you.

Dear Commissioners

I write to respectfully object to the path on which you appear to be headed.

I submit that the Planning Commission is now 'sidestepping' the Growth Management Act's (GMA) fundamental principle of 'early and continuous meaningful public participation' and the holdings by Washington courts that protecting critical areas and their buffers is of paramount importance. Further, the City Comprehensive Plan (CP) calls not just for the protection of critical areas but for restoration of degraded critical areas. Accordingly, I will be submitting documents into the record not to try to dissuade you from your present course but for future consideration by others and future proceedings. Examples of 'sidestepping' include:

1. Moving forward with consideration of the City Council's densification initiative, an initiative that promotes real estate and development interests under the guise of affordable housing, without balancing housing goals against the CP's "environment, sustainability, stormwater, and climate change" goals, policies, and regulations". In the public notice for the City's Housing Guidance Document (not the later adopted nomenclature of plan) the public was promised some sort of balancing of competing CP goals and policies and not just consideration of a "menu" of housing regulation amendments in isolation from the City CP mandates of: maintaining small town and neighborhood character and environmental stewardship.
2. Accepting City staff's position that those who submitted public comments, as the City continually requests, will not receive a response until after the first PC public hearing.
3. Accepting City staff's position that written consultant/staff reports will not be presented for public and Planning Commission review but rather PC decisions will be based on PowerPoint slides and frankly simplistic consultant testimony, testimony more applicable to the Seattle /Tacoma Metropolitan Area than our small town, e.g. neighborhood grocery stores 'as of right' and public tax increment financing for residential development? You might remember that MAKERS testified that cottage housing is allowed in the R1 zone when it is not and I had to use part of my three minute allocation of time to try to correct that and did so without staff disposing of this simple issue of fact once and for all.
- 3A. MAKERS made a passing mention of the role of the R1 zone as a wildlife corridor but no mention of the fact that most of the 300 acre R1 zone is wetlands and wetland buffers, streams and stream buffers, protected aquifer recharge areas, and significant local wildlife habitat. These issues must be addressed in a State Environmental Policy Act analysis,

conclusions, and mitigations. The Planning Commission must have this information before them before they make recommendations and not after.

4. Not accepting that the use of PC subcommittees might exclude meaningful public participation and would most likely be out of compliance with the State Open Meetings Act and involve penalties for PC members. Further, even a carefully structured subcommittee approach must itself be subject to public review and comment. As with the outstanding issue of the PC not being governed by RCW 35A, the City Attorney must issue a written opinion on PC subcommittee procedures. Not just a second hand opinion from the Planning Director as to what she may think.

5. Accepting staff's position that the most significant issues relating to the 2025 update will not be taken out for vetting at pre-scheduled meetings with neighborhood groups and homeowner associations. Staff have a responsibility to do significant community outreach and provide written feedback from these meetings to help inform the Planning Commission. Open Houses and booths at community events must supplement, and not replace, neighborhood meetings.

In closing, community members deserve a schedule as to which issues will be considered by the Planning Commission at which meeting. This can of course be adjusted as necessary but will assist the public in making timely comments.

Thank you.

Ian Munce
1711 Quail Drive

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Saturday, September 21, 2024 3:36 PM
To: Libby Grage
Cc: Ian Munce
Subject: Munce Comprehensive Plan Proposals: Planning Commission Agenda Package/September 25, 2024
Attachments: ATT A-Excerpt of City Council Meeting (August 19, 2024)(PC Roles and Responsibilities).pdf; Att B-Munce CP Amendment Proposals.pdf

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

Good day, Libby. Will you please transmit the following to the Planning Commission for their September 25, 2024 meeting and include this submission in the 2025 webpage Comment Section. Thank you. Ian

Dear Planning Commissioners

1. I attach, as Attachment A, a transcript of a portion of the City Council's deliberations of August 19, 2024 regarding the role of the Planning Commission in the forthcoming update of the City's Comprehensive Plan (CP) and Development Regulations (DR). The City Council clearly acknowledges and accepts that the Planning Commission's **independent** role in spearheading this work. It is just not about the Planning Commission reviewing City Council's interests and predilections and MAKERS/PCED thoughts, but about considering citizen proposals with the same open mind.
2. I appreciate having available the tentative schedule that staff is proposing. AP. p.9. Thank you.
3. It is not clear, though, when citizen proposals will be considered. I have submitted eleven proposals for development regulation amendments and am requesting that they be included on the 2025 webpage under a new category "citizen proposals" and scheduled for your consideration. As you may recall, I did not submit proposals for Comprehensive Plan Amendments (CPAs) for inclusion in the City's Council's 2025 work list due to the totally improper requirement of a \$3,000 dollar filing fee for each proposal. I am submitting some CPAs in this submission as Attachment B and look forward to learning when they will be heard and considered by you, staff, and public.
4. I do not accept, and ask that you do not accept, the staff's position that Phase I will culminate in the "... integration of climate goals and policies, and associated supporting background and environmental information". Simply put climate change mandates and environmental analysis may not support and actually trump otherwise interesting proposals.
5. I again submit that application of CP environmental and capital facility policies may require a great deal more than simple "Incorporation of updated 20-year growth projections...". AP. p.5. See e.g. CP policies on environmental protection and restoration and CP CF-4.1 ("If projected funding is inadequate to finance needed capital facilities that provide adequate levels of service, adjust the level of service, the planned growth, and/or the sources of revenue to maintain a balancer between available revenue and needed capital facilities").
6. The informational documents listed on AP. p.6 should include a link to the Comment Section of the 2025 webpage and preliminary staff responses.
7. At this point I have seen no clear reason, other than advancing development interests, to make any changes to Goal LU-4 ("Maintain and enhance Anacortes Anacortes' robust environmental stewardship") and Goal LU-6 ("Preserve and enhance the quality, character, and function of Anacortes's residential neighborhoods"). AP. p.6.

8. As to natural resource protection policies I strongly support "... developing an adaptive management program". AP p.5. The basis for such a program is monitoring and enforcement, activities that are currently mostly absent.

9. I strongly oppose the PCED staff recommendation for "New policy to support development regulations that permit allowed residential uses by right and avoids conditional uses". This approach simply favors developer interests over the interests of neighbors and is antithetical to maintaining neighborhood character. AP. p.9.

I respectfully submit that few residents have any awareness of the dramatic and hugely consequential paradigm shift currently under consideration and I not so respectfully submit that no neighborhood and homeowners association meetings are currently scheduled to avoid real feedback. Please use your authority under RCW 35A to insist on such meetings.

Thank you for this opportunity to comment.

Ian Munce, J.D., AICP

City of Anacortes

Excerpt of City Council Meeting

August 19, 2024



1325 Fourth Avenue, Suite 1840, Seattle, Washington 98101
Bellingham | Everett | Tacoma | Olympia | Yakima | Spokane
Seattle 206.287.9066 Tacoma 253.235.0111 Eastern Washington 509.624.3261
www.buellrealtime.com
email: audio@buellrealtime.com

Page 1

CITY OF ANACORTES
EXCERPT OF CITY COUNCIL MEETING
AUGUST 19, 2024

Present:

Mayor Matt Miller

Councilmembers:

TJ Fantini

Ryan Walters

Anthony Young

Christine Cleland-McGrath

Carolyn Moulton

Bruce McDougall

Amanda Hubik

Also present:

John Coleman, Planning, Community, and Economic
Development Director

Transcribed by: Elizabeth Patterson Harvey, WA CCR 2731

1 -o0o-

2 August 19, 2024

3
4 MAYOR MILLER: Next up is Item 7(E),
5 Ordinance 4086, amending AMC Titles 15, 17, and 19 for
6 the purposes of renumbering and removal of expired
7 provisions. It's a discussion item, possible action, and
8 I have Mr. Walters on here.

9 But Mr. Coleman, did you want to present it
10 before I turn it over to Mr. Walters?

11 DIRECTOR COLEMAN: I thought I would take a
12 quick run at this one.

13 MAYOR MILLER: Okay.

14 DIRECTOR COLEMAN: This one was largely put
15 together by Councilman Walters, so I will let him weigh
16 in.

17 I thought I would go over some of the
18 highlights of what this ordinance is attempting to do.
19 It's really cleaning up a lot of the municipal code as
20 shown in the report put together largely by -- entirely
21 by Mr. Walters. We'd be removing Chapter 15.24, which
22 has engineering development service fees. They're
23 already incorporated into the city's unified fee
24 schedule, so that is no longer necessary.

25 This ordinance also would remove Chapter

Page 3

1 15.32, Underground Utilities, out of Title 15. It's
2 proposed to be recodified into AMC Chapter 15 -- or
3 19.59.

4 So Chapter 19 is our development regulations,
5 the Unified Development Code. We moved Chapter 17, which
6 was largely our zoning code, into Chapter 19 a couple of
7 years ago, and so this is ongoing cleanup process.

8 You'll also see that Chapter 17.75, which is
9 Essential Public Facilities, was never taken out of
10 Chapter 17 for not entirely sure what reason. But that
11 is part of the development code, so that is proposed to
12 be put into Chapter 19 as well.

13 And then back to Chapter 15, the Urban Center
14 Development contains the city's multifamily property tax
15 exemption program, which expired. And so that's proposed
16 to just be eliminated. And if -- it's noted here if we
17 were to ever do a multifamily tax exemption program, we
18 would start from scratch and not reuse this. So there's
19 no purpose in having this.

20 So that would effectively eliminate all of
21 Title 15 and 17 as things are moved around. So those
22 could be deleted.

23 And then Chapter 19.43 contains design
24 standards that are proposed to be recodified in an easier
25 to read way.

1 This ordinance doesn't actually change any
2 substantive code. It's just moving things around and
3 deleting reductive things or expired things.

4 MAYOR MILLER: All right. Thank you for
5 that.

6 And I do have this asterisked if any member
7 of the public wishes to help us renumber the code, but
8 I'm pretty sure that no one's memorizing the code to
9 renumber.

10 So I will offer the floor to Mr. Walters if
11 he wants to chime in.

12 COUNCILMEMBER WALTERS: Mayor Miller?

13 MAYOR MILLER: Mr. Walters.

14 COUNCILMEMBER WALTERS: Yeah, just that
15 Mr. Coleman did a good job summarizing it.

16 The only other point I would make is that it
17 is important that we do this now so that when we propose
18 substantive changes to the code, that we're working off
19 the new numbers.

20 And that last bit, the housing design
21 standards, that came to our attention as we tried to look
22 through what the design standards are in the Housing
23 Action Plan for cottage housing, or -- they were sort of
24 hard to find. That's because they're weirdly not in the
25 same level of hierarchy as the commercial standards or

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1 the institutional standards. So this brings them up so
2 you can find them in the table of contents, and without
3 any substantive changes to any of these things.

4 COUNCILMEMBER FANTINI: Mayor Miller?

5 MAYOR MILLER: Mr. Fantini.

6 COUNCILMEMBER FANTINI: I appreciate the
7 cleanup. And I move that unless there's further
8 discussion, the city council approve the ordinance as
9 presented.

10 COUNCILMEMBER YOUNG: Second.

11 MAYOR MILLER: Motion by Mr. Fantini and a
12 second by Mr. Young to approve Ordinance 4086.

13 Do we need to have a waiver of the two-read
14 rule? Yes, that's right. I thought that might be the
15 case.

16 So Mr. Fantini, if you want to amend your
17 ordinance to include -- amend your motion to include the
18 waiver of the two-read rule.

19 COUNCILMEMBER FANTINI: I will amend my
20 motion to waive the two-read rule, since there's no
21 substantive changes.

22 MAYOR MILLER: Okay.

23 COUNCILMEMBER YOUNG: Second.

24 MAYOR MILLER: Okay. Motion by Mr. Fantini
25 and a second by Mr. Young to waive the two-read rule for

1 ordinance for council and approve the Ordinance 4086 as
2 presented. Any additional discussion?

3 Mr. Fransecco [sic], please.

4 UNIDENTIFIED SPEAKER: Mr. McDougall?

5 COUNCILMEMBER MCDUGALL: Yes.

6 UNIDENTIFIED SPEAKER: Ms. Hubik?

7 COUNCILMEMBER HUBIK: Yes.

8 UNIDENTIFIED SPEAKER: Mr. Fantini?

9 COUNCILMEMBER FANTINI: Yes.

10 UNIDENTIFIED SPEAKER: Mr. Young?

11 COUNCILMEMBER YOUNG: Yes.

12 UNIDENTIFIED SPEAKER: Mr. Walters?

13 COUNCILMEMBER WALTERS: Yes.

14 UNIDENTIFIED SPEAKER: Ms. Cleland-McGrath?

15 COUNCILMEMBER CLELAND-MCGRATH: Yes.

16 UNIDENTIFIED SPEAKER: Ms. Moulton?

17 COUNCILMEMBER MOULTON: Yes.

18 UNIDENTIFIED SPEAKER: Motion carries.

19 MAYOR MILLER: Okay. Final item for tonight
20 is 7(F), and this is a review of the planning committee's
21 Housing Action Plan recommendations. It's a discussion
22 item with possible action.

23 Mr. Coleman?

24 DIRECTOR COLEMAN: Well, thank you again. So
25 this was something that was talked about during the

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1 docketing discussions. In 2023, the city passed the
2 Housing Action Plan. That action plan includes sort of
3 what we refer to as a menu of items that the city can do
4 to help bring down housing costs or make it possible for
5 more housing to be built in a variety of different income
6 ranges, so making sure that there's housing for everybody
7 that needs housing, not just in certain sectors.

8 So that was a list of items that was
9 presented. It wasn't necessarily something that the city
10 intended to do all of.

11 There is a lengthy list of items there. So
12 Councilmember Walters went through the Housing Action
13 Plan and identified all of the development regulation
14 changes that are identified in there and put them in this
15 list that you see on this agenda item.

16 So that list is, first of all, just a list of
17 all of the items. And then the planning committee went
18 through all of those and tried to identify the ones that
19 would have the most bang for their buck as the planning
20 commission reviewed it.

21 So I should probably take a step back and say
22 what's going to happen with this list, this menu of
23 items, it's going to go to the planning commission for
24 public review as part of the comprehensive plan update
25 process. So the planning commission will now be able to

1 look at each of these in depth, spend time, receive
2 public comments, do additional research, ask for help
3 from staff, and look at each of these and make a
4 determination as to whether or not they should be
5 enacted, and if so, under what specific codes.

6 There aren't necessarily, like, code language
7 referenced in here, so we're going to have to develop
8 that for a lot of these.

9 Because there's a large list of these,
10 council thought they would recommend to the planning
11 commission the ones that are going to have the most bang
12 for their buck, the ones that we really need to do
13 necessarily because of new state laws, and ones that
14 might have already been completed, as well as if there's
15 some that maybe don't have a lot of bang for the buck or
16 for whatever reason was discussed by the planning
17 committee, they may -- they recommended some be excluded.

18 There's no intention for us to do all of
19 these. So I think this is intending to be a way of
20 culling down this list so the planning commission didn't
21 have to work on all of them.

22 So what would happen next is after the city
23 council makes their recommendations tonight, they -- it
24 will go to the planning commission. And the planning
25 commission can start working on the ones that the council

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1 feels are going to be the best for the planning
2 commission to spend their time working on.

3 Note about the list, it includes the
4 development regulations that -- items that were in the
5 Housing Action Plan. There are some larger items, the
6 programmatic items, that are not specific to development
7 regulations. Those are not included in the list. They
8 are listed in the Housing Action Plan. I'm going to let
9 the council -- the planning committee talk a little bit
10 more about that. And so this -- these are up for
11 discussion tonight.

12 The idea was the planning committee was going
13 to make recommendations to make it easier for the council
14 as a whole to discuss. But it's up to the council to
15 make recommendation ultimately tonight.

16 I'll leave the discussion to the planning
17 committee now to fill it.

18 MAYOR MILLER: Okay. Thank you.

19 So this is a discussion item with possible
20 action. And it seems appropriate before the council
21 debates this, does any member of the public wish to
22 address the council on this?

23 Okay. Planning committee members start it
24 off, or anyone on council?

25 COUNCILMEMBER WALTERS: Mayor Miller?

1 MAYOR MILLER: Mr. Walters.

2 COUNCILMEMBER WALTERS: I would just
3 reiterate a couple of Mr. Coleman's points. One is that
4 when we adopted the Housing Action Plan, we included a
5 line in the resolution saying we're adopting this as a
6 menu. We are not necessarily adopting this plan as an
7 instruction set to go forth and do all of the things that
8 are in it.

9 Some of them require money. Those aren't
10 development regulations. Those aren't comp plan
11 amendment proposals. But some of the comp plan amendment
12 proposals would change zoning lines and those kinds of
13 things. I think we largely recommended not to do those.

14 There was one about parking, changing the
15 parking requirements. We said that we have pretty good
16 parking standards. We probably don't need to get rid of
17 those. So there's an include recommendation on minimum
18 parking standards, but an exclude on the on-street
19 parking and an include on the guest parking. They're all
20 very much detailed in the plan.

21 But in addition to those that we think have
22 good bang for the buck, there are some that are
23 potentially third rails. So we tried to identify those
24 that are third rail -- the third rail is the one that
25 electrocutes you -- and suggest that we not try to tackle

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1 some of those.

2 MAYOR MILLER: Any other comments?

3 And I guess it was the idea of the planning
4 committee that short-term rentals was not a developmental
5 regulation, and that's why it was not included in 3.1?

6 COUNCILMEMBER FANTINI: Mayor Miller?

7 MAYOR MILLER: Mr. Fantini.

8 COUNCILMEMBER FANTINI: I just had a -- thank
9 you very much for going through and doing a lot of the
10 work, planning committee. I'm glad to hear that it's
11 going to be going to the planning commission for further
12 vetting as well as more opportunities for public comment,
13 which I think is important because a lot of the things on
14 here are a lot of the things that I hear from people that
15 they're very interested in, but might not have time to
16 make it to the meeting.

17 So I did have a question on the short-term
18 rental of it all. Back when we -- there's two items that
19 I was super interested in on here, and neither of them
20 made it on to this list.

21 One would be the short-term rentals. We had
22 a recommendation from the planning committee back several
23 months ago talking about owner-occupied short-term
24 rentals. And at that time, Mr. Walters had made the
25 statement that that was something we should address

1 during the comp plan.

2 So I'm just wondering at what point in the
3 comp plan will we be addressing owner-occupied short-term
4 rentals. Is that something that we need to send to the
5 planning commission now to talk about, or are we good
6 with the recommendation that they've already provided us,
7 that owner-occupied short-term rentals should be
8 allowed?

9 When would be the appropriate time to have
10 that conversation?

11 COUNCILMEMBER WALTERS: Mayor Miller?

12 MAYOR MILLER: Mr. Walters.

13 COUNCILMEMBER WALTERS: Short-term rentals
14 are mentioned in the Housing Action Plan, but they're in
15 the programmatic strategies. They're not listed as a
16 proposed change to the development regulations.

17 They certainly could include changes to the
18 development regulations, but also would have other
19 programmatic components and enforcement and licensing and
20 those kinds of things. So we didn't address whether it
21 should be included or excluded in this list.

22 Council could decide, I suppose at any point,
23 to -- because it's a development regulation -- to
24 instruct planning staff to work something up and send it
25 to the planning commission. But we didn't address it

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1 here.

2 COUNCILMEMBER FANTINI: That's something --
3 Mayor Miller?

4 MAYOR MILLER: Mr. Fantini.

5 COUNCILMEMBER FANTINI: Sorry. That's
6 something that I would be very interested in because we
7 did have several people come before us -- and I'm not
8 talking about, necessarily, the real estate developers or
9 those folks. I'm talking about specifically
10 owner-occupied short-term rentals.

11 You know, we talk about addressing housing
12 affordability. There were several folks that stood up
13 and talked about how being able to rent their basement as
14 a short-term rental occasionally, or their ADU as a
15 short-term rental occasionally, allowed them more income
16 to be able to afford things like living in Anacortes.

17 So I just think it's really important that we
18 don't just wrap that up with all of the short-term
19 rentals, and that we -- and I think it's a good idea for
20 us to address that and talk about that.

21 Again, I'm not talking about ending a
22 moratorium on all short-term rentals. I'm specifically
23 talking about what we've seen, the owner-occupied
24 short-term rentals being allowed pretty much anywhere in
25 the city.

1 All of the studies that were cited during
2 that process showed that owner-occupied short-term
3 rentals do not affect the availability or the
4 affordability of housing. That's even, I believe,
5 discussed in this action plan.

6 So I just -- I don't want us to lose sight of
7 that because I think that is something that could help
8 out quite a few families, in fact.

9 The other question that I had is -- and
10 again, I know it's not a development regulation, so my
11 question would be when can we have the discussion about
12 it -- would be 5.1, which is multifamily tax exemption
13 program.

14 I know that's not a development regulation,
15 but that is something that, as we're looking to
16 incentivize builders to build more multifamily units, I
17 think would be a very, very attractive item.

18 I know that we have listed in here about
19 height bonus program, but I think that we've heard from
20 some of our developers that the height bonus program
21 isn't necessarily as attractive as it was originally
22 thought to be. So when would it be a good time to talk
23 about that multifamily tax exemption program?

24 Is that --

25 COUNCILMEMBER WALTERS: Mayor Miller?

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1 MAYOR MILLER: Mr. Walters.

2 COUNCILMEMBER WALTERS: That multifamily tax
3 exemption program, which we repealed a couple minutes
4 ago, could be addressed at any time because it's not a
5 development regulation. It's not a comp plan amendment.
6 It's only a tax program.

7 We on the planning committee have talked to a
8 series of developers over the last couple years, one of
9 them, that being the developer of Fildago Flats, the
10 five-story building, has expressed interest in the MFTE.

11 The others did not express interest in the
12 MFTE, largely because they were planning to build and
13 sell, not build and hold. And those developers would
14 prefer -- which would require state legislation -- a
15 sales tax exemption. And so that's why city council has
16 included that proposal in our legislative priorities for
17 the last couple of years.

18 But still, other communities have made use of
19 the multifamily tax exemption program to good benefit.
20 We had it on the books here for five years, and no one
21 took advantage of it at all.

22 It was also constructed sort of poorly. It
23 had a lot of requirements, like LEED certification and
24 those kinds of things, that upped the cost of
25 construction at the same time we were trying to reduce it

1 through the multifamily tax exemption program.

2 One other thing I would say about that,
3 though, is that we did get a lot of negative feedback
4 about it at the time Fidalgo Flats was proposed. It
5 didn't take advantage of the program because the program
6 didn't exist. But there was concern that it would.

7 But in summary, we can talk about it at any
8 time. We can do it at any time. We could adopt it next
9 week if we had it written up.

10 COUNCILMEMBER FANTINI: Okay.

11 MAYOR MILLER: And I was hoping to spark the
12 debate because I was just having a hard time figuring out
13 how, for example, ADU regulations is different than
14 debating owner-occupied short-term rentals.

15 COUNCILMEMBER FANTANI: Yeah.

16 MAYOR MILLER: Sorry, Mr. Fantini. I think
17 you still had the floor?

18 COUNCILMEMBER FANTINI: I do.

19 MAYOR MILLER: Okay.

20 COUNCILMEMBER FANTANI: I have a few more.
21 I'm sorry. It's just I read this whole thing.

22 MAYOR MILLER: And then Ms. Cleland-McGrath.

23 COUNCILMEMBER FANTINI: So I had some more.
24 I also was curious about when we get into 2.3, which is
25 the ADU regulations, I know that we adopted that state

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1 bill -- I can't remember what the number was -- a while
2 ago, that there were a lot of things in it that didn't
3 necessarily have to be adopted for municipalities under
4 20,000 people, but we did adopt it at that time.

5 And I just had a question. Currently, we
6 have no impact fees in place for any ADU's. Now, I'm
7 certainly not suggesting creating impact fees for, you
8 know, a mom and dad that want to build an ADU in their
9 backyard for their son or daughter or kid or whoever.

10 But we do have a lot of development that
11 happens, and not having that as -- not having an impact
12 fee for any ADU's is something that I could see being
13 taken advantage of.

14 And also, when you do put in an ADU,
15 especially now that we have voted to allow for two ADU's
16 on certain units, that is something to me that would
17 definitely have an impact on the infrastructure of the
18 area.

19 So I'm just curious in this ADU -- in these
20 ADU regulations, will there be talk of taking a look at
21 impact fees and seeing if there are any that would be
22 appropriate?

23 Is that something that would be talked about
24 through this?

25 MAYOR MILLER: I think Ms. Cleland-McGrath,

1 did you chime in before?

2 Okay. I'll make sure everybody has an
3 opportunity.

4 COUNCILMEMBER FANTANI: Sorry. I have a few
5 more, but --

6 MAYOR MILLER: I don't know if you're asking
7 the question of the planning committee, I guess --

8 COUNCILMEMBER FANTANI: I am, because I
9 figure --

10 MAYOR MILLER: -- is what I'm trying to
11 figure out.

12 COUNCILMEMBER FANTINI: I am.

13 MAYOR MILLER: Okay.

14 COUNCILMEMBER FANTINI: And mainly because,
15 you know, we do have three councilmembers that have done
16 housing for a long time. So I figured that just because
17 I think maybe there's a reason it should be, maybe they,
18 as longstanding members, have done this before a few
19 times and might be able to point me in the right
20 direction.

21 MAYOR MILLER: Mr. Young?

22 COUNCILMEMBER YOUNG. Thank you.

23 Just to make sure I'm clear, are you
24 suggesting -- I want to make sure I'm understanding what
25 you're asking. You're wanting this to be part of a

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1 deeper discussion we do as council, correct?

2 COUNCILMEMBER FANTINI: I'm just trying to
3 find out when the discussion would happen. Do we have
4 that discussion as council, does it happen at the
5 planning committee level?

6 I don't want to miss -- it seems like the
7 comprehensive plan is a great opportunity to provide, you
8 know, the vision and what we want to do. And I just want
9 to make sure there are things that don't get missed.

10 COUNCILMEMBER YOUNG: So to be clear, you
11 would like to make sure this is part of the comprehensive
12 plan discussion in one way or another.

13 COUNCILMEMBER FANTINI: I would, if it's
14 appropriate. I definitely would.

15 COUNCILMEMBER YOUNG: I agree with you. I
16 just -- you know, I think that however we have to do it,
17 I think it's a big discussion about who we are, where we
18 are, and how we want to get there. I think it's an
19 important part. I do. So how to do that, I don't know.

20 MAYOR MILLER: So to bring the discussion
21 back to the topic before the council, I think the
22 planning committee is trying to identify areas where they
23 would like the planning commission to focus on, as they
24 believe that that would help the planning commission work
25 its way through the many different topics that they're

1 going to have to deal with.

2 COUNCILMEMBER FANTINI: So everything that's
3 listed on here basically will get discussed, and the
4 finer points will be able to be discussed at the planning
5 commission?

6 MAYOR MILLER: Well, again, as I read that,
7 with the exception of the exclude items.

8 COUNCILMEMBER FANTINI: Okay. Okay. So I
9 should --

10 MAYOR MILLER: And may I have somebody on the
11 planning commission --

12 COUNCILMEMBER FANTINI: -- focus on those?

13 MAYOR MILLER: -- planning committee -- so
14 this is going to trip us all up, saying planning
15 committee, planning commission.

16 COUNCILMEMBER FANTINI: Got it.

17 MAYOR MILLER: So if that's the intention of
18 the planning committee, you can speak up now.

19 COUNCILMEMBER WALTERS: Mayor Miller?

20 MAYOR MILLER: Mr. Walters.

21 COUNCILMEMBER WALTERS: To clarify a little
22 bit, yeah, these are the list of items that are in the
23 Housing Action Plan. And we suggest that the ones that
24 we said include, staff should affirmatively put in front
25 of the planning commission.

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1 And when we talk about planning commission
2 work, it is not the planning commission. It is the
3 public process, which includes the public and the
4 planning commission, and then ultimately us.

5 But what we're saying is the include items
6 should be -- the staff should push those in front of --
7 affirmatively in front of public process. In that
8 process, the planning commission, the public, others, you
9 know, may come up with other ideas that are outside of
10 that scope. That's fine. And then those might
11 originally move forward.

12 We could start from zero as well. But then
13 you wouldn't hit all these things.

14 So the point is to select these items that we
15 definitely want discussed, but they're not necessarily
16 limited to those things. There's no limiting factor
17 here.

18 With respect to impact fees, though, impact
19 fees are not development regulations nor comprehensive
20 plan policies, so I would expect that we had have the
21 exclusive discussion on impact fees. And we could modify
22 those at any time.

23 The rates are more limiting because they need
24 to be based on the actual projects that are in the CFP.
25 But exclusions like ADU's are not -- we can manage that

1 (inaudible). But I see a waver.

2 DIRECTOR COLEMAN: I'd also like to throw in
3 the planning department between the planning commission
4 and the planning committee. So the planning department
5 fully intends to allow the -- you know, encourage the
6 planning commission to discuss this exactly as Councilman
7 Walters explained.

8 I just want -- as far as the ADU impact fees,
9 in my past experience, I've seen the planning commission
10 also often likes to weigh in whether or not there should
11 be, but I usually discourage them from, like, setting
12 fees. And so, you know, they may recommend yea or nay on
13 that. But, you know, ultimately, fees is entirely city
14 council. But just because it's all kind of baked into
15 the same process, often planning commissions will, you
16 know, give some recommendations about what they think
17 about the fee part, you know, if there should be fees at
18 least.

19 MAYOR MILLER: Well, I appreciate the
20 clarification, Mr. Walters, that these -- this is not
21 going to exclude, and I want to make it very clear to the
22 public that this is not -- I do not believe it's the
23 planning committee's intention to exclude the public from
24 bringing anything that they feel needs to be brought
25 before the planning commission.

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1 COUNCILMEMBER FANTINI: Sure.

2 MAYOR MILLER: So I do not think that is the
3 intent. The intent is to guide the staff on limited --
4 and I certainly recognize that my planning staff has
5 limited resources. So --

6 COUNCILMEMBER FANTINI: I have one more.

7 MAYOR MILLER: Mr. Fantini? Okay.

8 COUNCILMEMBER FANTINI: And I promise it's
9 going to be the last one. And thank you for allowing me
10 to learn and ask these questions, because it helps me
11 understand the process a lot more.

12 The other -- the last one I had is an exclude
13 one, and I'm just curious as to why. It's 4.3.4,
14 Industrial Zones. And when I read this one, what was
15 interesting to me is we're -- as you know, I know MJB had
16 some things that they had brought up about housing in
17 industrial zones. And when I read what was in here --
18 sorry. I'm trying to find it real quick so I can --
19 sorry.

20 Okay. It talks about in the next major
21 comprehensive plan update review, long-term demand and
22 supply of land needed for industrial purposes. One of
23 the things that is talked in here is that there is a lot
24 of land around that might not be needed or used anymore
25 for these industrial purposes.

1 And I'm just curious, because this asked for
2 kind of an assessment of the industrial land to see,
3 based on the changes and the businesses that we've had,
4 obviously, the land remains valuable to definitely
5 support employment and commerce. But is it worth --
6 because it had said, Consider the integration of
7 workforce housing as part of mixed-use industrial or
8 commercial developments, and it kind of wanted us to
9 study that a little bit. Is there a reason why we don't
10 want to study that?

11 MAYOR MILLER: Sounds like another question
12 for the planning committee.

13 COUNCILMEMBER WALTERS: Mayor Miller?

14 THE COURT: Mr. Walters.

15 COUNCILMEMBER WALTERS: I think the committee
16 just didn't want to go there. We just didn't want to
17 start down the path of rezoning our industrial zones that
18 are available for industrial uses or even the light
19 manufacturing zones that are available for commercial
20 uses because we -- once they become residential, we
21 really can't get them back, especially for uses that may
22 conflict with residential uses.

23 So generally, where we said "exclude," we
24 thought either it's a third rail or it's just not
25 someplace that it's desirable to spend the limited

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1 resources of staff as we go through.

2 COUNCILMEMBER FANTINI: Okay.

3 DIRECTOR COLEMAN: And, you know, as far as
4 planning purposes go, it's incredibly challenging to find
5 lands that are appropriate for industrial; you know,
6 flat, not near residential properties, near other
7 industrial properties. So if we ever need to create --
8 have need for industrial land, it's very, very, very
9 challenging to expand your industrial land base
10 zoning-wise. So it's not good planning practice to
11 eliminate industrial zoned property.

12 Plus if you start allowing residential uses
13 in and around the industrial land, now you're creating
14 conflicts.

15 COUNCILMEMBER FANTINI: Thank you.

16 MAYOR MILLER: Okay. Anything else?

17 I don't have a recommended action here except
18 I think it's just for the council to provide this
19 guidance. So I guess I would ask is there anything
20 that's terribly offensive to any members of the council,
21 exclude, include, et cetera.

22 COUNCILMEMBER HUBIK: Mayor Miller?

23 MAYOR MILLER: Ms. Hubik, thank you.

24 COUNCILMEMBER HUBIK: Nothing terribly
25 offensive, I promise.

1 MAYOR MILLER: That's probably the wrong
2 words to use, but that's what came to mind.

3 COUNCILMEMBER HUBIK: I do want to recognize
4 and thank the team for including in the line item around
5 group living. I think it's one step above a
6 well-regulated commune, and it's something that's very
7 interesting, and that we've seen other states and
8 municipalities do really well.

9 I lived in a dorm. And I mean, it wasn't
10 necessarily, you know, three bathrooms for ten people
11 down a long hallway. But for some people that are, you
12 know, moving out of a house, regardless of whether or not
13 it's domestic disturbances or disputes or violence, or
14 just trying to get on their feet for the first time,
15 having a roof over your head's really nice. And
16 sometimes you don't need much.

17 And then I'm also really interested seeing
18 single room occupancy housing. I know that I've seen
19 that done really well in California, and usually that's
20 something that's -- I wish I had a better word for it.
21 It's not necessarily halfway housing, but it's not
22 necessarily supportive living. Can anyone give me a
23 definition as to what single occupancy housing means in
24 this and where it's evolved from the Housing Action
25 Plan?

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1 MAYOR MILLER: Anybody, planning committee?

2 COUNCILMEMBER WALTERS: Mayor Miller?

3 MAYOR MILLER: All right, Mr. Walters.

4 COUNCILMEMBER WALTERS: If I recall
5 correctly, I think one of the tasks is to articulate a
6 definition of single room occupancy. I think it
7 generally is shared kitchen space, sometimes shared
8 bathroom space. But not necessarily always.

9 MAYOR MILLER: All right. Anything more,
10 or that the planning committee wants to communicate to
11 the council about this?

12 I'll call out the other planning committee
13 members. Ms. Moulton?

14 COUNCILMEMBER MOULTON: Thank you.

15 So Ms. Hubik, yes, so the Wilson Hotel is
16 similar to an SRO. And these -- this type of housing
17 used to be more prevalent for people with lower incomes,
18 particularly, and very valuable affordable housing
19 options. But they were zoned and demolished out of
20 existence starting in the 1970's.

21 So we already define and regulate rooming
22 houses, which is a similar concept to an SRO. But that's
23 -- they're limited to nine sleeping rooms and only
24 allowed in a few zones. But SRO's are recommended to be
25 allowed in some nonresidential zones, and to be larger.

1 So all that can be explored. You're welcome.

2 MAYOR MILLER: All right.

3 Ms. Cleland-McGrath?

4 COUNCILMEMBER CLELAND-MCGRATH: Thank you.

5 Just to -- I just wanted to step back a
6 little bit so that the rest of the councilmembers who
7 weren't there sitting for the last couple of meetings
8 through the planning committee discussions, I think that
9 at least personally was really trying to look at the
10 Housing Action Plan and those recommendations that we
11 received from the consultants when that plan was created,
12 and look at the lens of what are the highest priority,
13 biggest impact, when it comes to improving housing for
14 our community.

15 We know that it's an issue across the state,
16 across the country. It's a priority for AWC. It's a
17 priority for us.

18 So we wanted, or at least I wanted to make
19 sure that we highlighted -- the majority of them are
20 highlighted so that planning commission and the public
21 could do a deep dive.

22 A number of these items, even though it's
23 included, didn't mean we had consensus as a committee.
24 That's not what we should be doing at a committee level.
25 It needs to go to the public. The public needs to be

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1 able to talk about it. We need to have staff prepare, in
2 their professional capacity, what issues or questions
3 that the public should be looking at and considering, and
4 then have planning commission do that deep dive.

5 At the same time, we know that planning
6 commission has a -- and staff has an incredible amount of
7 work to do over the next couple years with the
8 comprehensive plan update happening in tandem.

9 So I think that the one thing I would talk --
10 just because the short-term rental owner-occupied
11 question came up, I think that it's a really slippery
12 slope. And at least for me, talking about those
13 short-term rentals gets everyone riled up and off the
14 rails, and the number of short-term rentals potentially
15 in our community does not have as great of an impact on
16 housing issues and improving housing for our community as
17 some of these other items that we could focus on right
18 now.

19 When we talk about owner-occupied short-term
20 rentals, you know, does that mean a bedroom, a bedroom
21 and a bathroom?

22 Once you go to an ADU, now that is you're
23 taking a housing stock away from someone, a person who
24 either is going to be there 30-plus days, whether it's a
25 traveling nurse, no one's limiting -- short-term rentals

1 is less than 30 days, right, so there's still an
2 opportunity to have shorter rentals available, shorter
3 term rentals.

4 But I think it's a really slippery slope of
5 what does that short-term rental owner occupied look
6 like? Where do we put those limitations? How does staff
7 -- how would staff implement those expectations?

8 And so that's kind of why it seemed like it
9 wasn't -- at least in the scope of talking about our
10 Housing Action Plan, didn't fit in, like, under that
11 umbrella of Housing Action Plan, what are those
12 recommendations, and what recommendations from the
13 Housing Action Plan should we move forward to the public
14 for planning commission to listen and review.

15 So hopefully, I know it's still an issue that
16 we need to discuss, as the multifamily tax exemption
17 program is too, but it didn't quite fit, at least under
18 this goal.

19 COUNCILMEMBER WALTERS: Mayor Miller?

20 MAYOR MILLER: Mr. Walters.

21 COUNCILMEMBER WALTERS: To tag onto that and
22 engage in the substantive discussion about short-term
23 rentals, I also agree that we could take that on. And I
24 would be okay with doing that as limited to
25 owner-occupied spaces.

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1 But there are a lot of choices to be made
2 there, and those choices weren't presented in the plan
3 and -- like the other recommendations are. They weren't
4 presented as development regulation changes ready to go.
5 And I think that's because there are a lot of choices and
6 work to be done in that space before we know what we
7 might want to propose.

8 We could work on that separate from the comp
9 plan update, start having discussions about it, including
10 in an ad hoc committee, about what that might look like
11 and how we might move that forward. But I do think it
12 would start to consume all the oxygen in the comp plan
13 update.

14 And it is important to differentiate all the
15 short-term rental stuff from the ADU regs. ADU is a
16 housing type, and short-term rental is a use. And so
17 some of the ADU regulations that we have already adopted
18 are those that are required by state law, but there are
19 more that are required to be changed by state law.

20 And I think if we leave alone short-term
21 rentals at the moment, at least in the context of the
22 comp plan, everything is kind of at that status quo. And
23 if we are changing multiple levers at the same time, it
24 will become a lot more complicated.

25 But still, I think we could engage in that

1 discussion. I'm aware of some software programs that
2 help us regulate short-term rentals that are newly
3 available. We have talked about -- and I think actually
4 there was a proposal a while back to regulate the
5 existing short-term rentals, the ones that are
6 grandfathered in that are not allowed under the zoning
7 code. There's a lot of work to be done there.

8 But to me, it makes sense as a standalone
9 project that isn't necessarily trying to get done at the
10 same time as the comp plan update, and it's not
11 intrinsically linked to the comp plan update.

12 COUNCILMEMBER MOULTON: Mayor Miller?

13 MAYOR MILLER: Ms. Moulton.

14 COUNCILMEMBER MOULTON: I just wanted to
15 piggy back on those statements by Ms. Cleland-McGrath and
16 Mr. Walters. We did try to choose the things that would
17 bear the most fruit and be -- get us closest to our goals
18 and prioritize them that way.

19 And the things that are included, like
20 Ms. Cleland-McGrath said, they're not necessarily things
21 that any -- that, like, we're advocating for, like this
22 is what we want. It's more that this is the
23 conversation. This is part of the conversation the
24 community needs to have now, and bring that forward to
25 us. I think it will be great, actually. I look forward

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1 to hearing from people.

2 And then, again, the ADU thing, I mean, even
3 in this meeting, we've talked about it a lot already.
4 It's taking up -- so I think that having a standalone
5 conversation about that would be more fruitful.

6 MAYOR MILLER: I will point out that ADU is
7 in the include on here, though. No, I understand where
8 the committee was going, and I appreciate, you know -- I
9 just want to make sure the entire council is okay with
10 this.

11 COUNCILMEMBER MOULTON: I misspoke. I
12 misspoke. I meant short-term rentals. I apologize.

13 MAYOR MILLER: Oh, okay.

14 COUNCILMEMBER MOULTON: Thank you for
15 catching me on that. See how confusing it can be?

16 MAYOR MILLER: Yes, it can be. And I think
17 if council feels comfortable, this is enough guidance for
18 staff.

19 And I see head nods. I don't think anyone
20 needs to make a formal motion or anything.

21 Okay. Well, thank you. Good discussion.

22 And --

23 DIRECTOR COLEMAN: So staff will just go with
24 the list as it is, no additions or subtractions.

25 MAYOR MILLER: That's what I understand now.

1 DIRECTOR COLEMAN: Okay. Thank you.

2 MAYOR MILLER: And again, I will point out to
3 the public, that doesn't mean you're excluded from
4 discussing these items through this comp plan process.
5 In fact, it's another opportunity to just encourage
6 public participation as we move through this
7 comprehensive plan process.

8 All right. So Item 8 is Adjournment. No
9 further business before the council, I'll adjourn
10 tonight's meeting. Thank you.

11 (Conclusion of excerpt)

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C E R T I F I C A T E

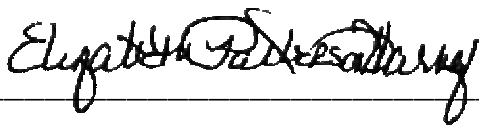
STATE OF WASHINGTON)

)

COUNTY OF KING)

I, the undersigned, do hereby certify under penalty of perjury that the foregoing recorded statements, hearings, and/or interviews were transcribed under my direction as a Washington Certified Court Reporter; and that the transcript is true and accurate to the best of my ability, that I am not an employee or relative of any attorney or counsel employed by the parties hereto, nor financially interested in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of September, 2024.





Elizabeth Patterson Harvey, WA CCR 2731

ATTACHMENT B

Subject: Attachment B-Munice Comprehensive Plan Comprehensive Plan Proposals: Planning Commission Agenda
Package/September 25, 2024

Date: September 21, 2024 at 3:02 PM

To:

1. Add to Policy LU-1.1, (Agenda Package) AP. p.14: "In order to protect neighborhood character, designation should be done in such a way as to protect and restore critical areas and take into meaningful account realistic infrastructure capacity". Comprehensive Planning under the State Growth Management Act is about balancing competing interests.
2. Add to Policy LU-1.4, AP. p.14: not just fairness but "fairness to both developers and neighbors", "Conditional uses and planned unit developments are to be preferred over adding more uses by right", and "the permit type table, AMC 19.20.030, must be reviewed and amended to take more applications that are impactful to neighborhoods before the City Hearing Examiner".
3. Add to Policy LU-2.1 E, AP. p.15: "... provided that design departures are brought before the City Hearings Examiner". Transparency, accountability, and public participation are the guiding principles of this community, principals that are reflected in the current City Comprehensive Plan.
4. Consistent with the Comprehensive Plan's mandates regarding character, in Policy LU-3.2, AP. p16, retain the reference to character.
5. Consistent with Commerce guidance and the City's environmental stewardship goals and policies, in Policy LU-6.1 A add at the end of sentence one: "..., provided that in no instance shall ADUs and their supporting infrastructure be allowed to encroach into critical areas or their buffers".
6. In Policy LU-6.1 C, AP. p18: "Cottage housing design standards must extend to ensuring that cottages actually look like cottages", e.g the cottages across from Island View School.
7. Retain Policy LU-6.2, AP. p.19: "Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit". This policy has guided planning in Anacortes for 50 years and residents have an investment backed expectation that this policy will continue. Interest in diversifying housing options does not preclude maintaining neighborhood character and environmental stewardship responsibilities.
8. Retain Policy LU-6.3, AP. p.19, for the same reasons presented in #7 above.
9. In Policy LU-10.1, AP. p.25, do not totally change this policy from mixed use centers to densifying and commercializing neighborhoods.
10. In AP. p.29, drop the proposal to rezone the largest zone in the City from single family development to multifamily development, essentially quadrupling the existing density. The State legislature has explicitly acknowledged that towns under 25,000 population are not required to do this. A change of this magnitude should not be entertained unless a citywide advisory vote supports this approach.

11. On AP. P. 32 , retain the reference to Residential Low Density 2 to "...established character ...". This is what existing residents reasonably expect and was essentially guaranteed to by the City in approving subdivision covenants and delegating maintenance responsibilities to home owners associations. By ordinance #4070 duplexes were allowed in the R2 zone but only on 9,000 square foot lots and now they are proposed on 6,000 square foot lots. Cottages should only be allowed in the R2 zone if they look like cottages and are reviewed and approved through a conditional use or planned unit development process.
12. On AP. p.32, for the reasons described in #10 and #11 the existing language as to "Principle uses and density" should be maintained for both the R2 zone and the Residential Medium Density zones. Further, there is currently no mention in the Rationale as to how these increases in density would somehow "only apply to new land divisions".
13. On AP. p.41, add in Policy H-1.8: "To provide this flexibility and environmental protection readopt Planned Unit Development procedures". This will allow property owners to built to the current maximum density by clustering units outside of critical areas and their buffers and permanently protect these areas and buffers with native growth protection asements.
14. On AP. p.42, retain this long established goal, Goal H-2: "Neighborhood Character. Promote the stability and vitality of residential and mixed use districts". There is currently no proposal to prevent "extreme changes".
15. On AP. p.42, retain the existing Policy H-2.1. The Planning Commission can expect that anything other than careful and thoughtful residential infill (as opposed to an ever escalating cookie cutter densification process) with involvement by neighbors will be strongly opposed by Anacortes residents. MAKERS/PCE staff should stop presenting their proposals 'as necessary' and 'required' when they simply are not.
16. On AP. p.43, expand Policy H-3.2 from "goals and strategies" to "goals and strategies, including financial strategies". Bluntly put, adding more \$300,000 lots will not somehow trickle down to the marketplace building housing affordable to households below 110% of AMI.
17. On AP. p.43, in Policy H-3.6 change "Consider/explore" to "Place a housing levy on the 2025 General Election ballot to provide ongoing funding for affordable housing".
18. On AP. p.44, in Proposed Policy Revision to Policy H-3.7 change "Explore a MTFE program" to "In 2025 implement a Multifamily Tax Exempt program ...".
19. On AP p.44, retain the directive language in Policy H-3.10 directing that an affordable housing program be developed and implemented (rather than substituting a vague reference to "increasing the supply".
20. On AP p.45, in Proposed Policy Revision to Policy H-6.1 the reference to a Housing Action plan is inappropriate until such time that the document's aspirations are balanced against the established goals and policies of the current Comprehensive Plan and included in this Plan in part or in whole.

Libby Grage

From: Erica Pickett <erica.k.pickett@gmail.com>
Sent: Monday, September 23, 2024 9:33 AM
To: Libby Grage
Subject: Comment for 2025 periodic update

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

Hi, Libby! Would you please forward these comments to the Planning Commissioners and include them in the comments for the periodic update? Thanks! Erica

23 September 2024

To the Planning Commission:

I understand that the City has decided to do away with the conditional use process in its zoning development regulations. Fortunately, you still have an equivalent level of discretion in the Shoreline Management regulations. I hope my information is wrong because there are so many wonderful things that have happened in our town as a result of the shoreline management and conditional use processes. Here are a few:

Seafarer's Park. In 1984 Planning Commissioner Rick Latham added the condition to the Port's shoreline permit to expand the marina that the Port allocate 2 acres for a shoreline park.

Esplanade around Cap Sante Marina. Also a condition of the Port's expansion permit. This wide sidewalk is used by countless walkers, runners and strollers every day.

The paved **Guemes Channel Trail**. Both the transfer of ownership and the paving were conditions placed on the permit for the San Juan Passage planned unit development.

Ship Harbor Preserve. This land was transferred to the City because of a condition on the San Juan Passage permit.

Roundabout at Oakes Avenue and Edwards Way. There was a condition on the San Juan Passage planned unit development permit that the developers contribute money to improve this intersection.

Traffic Light at the corner of Oakes Avenue and Ferry Terminal Road. This is a result of a condition on the State's permit to alter the ferry terminal. (By the way, the price at the time for an installed light of this type was on the order of \$500,000.)

Boat lift at Cap Sante Marina. The Port had stricken this amenity from the plans for an update for the marina. The Planning Commission added it back in as a condition on their shoreline permit.

Thompson Trail. When the mansion on the edge of Fidalgo Bay came in for a conditional use permit (at the time the land was zoned LM) the applicant had a claim on the railroad right-of-way as adjacent owner. The condition simply stated that the applicant would cede all claims of ownership of the right-of-way to the City. Without this condition the trail would not be the continuous walk or ride to March Point that we all know so well.

Public beach access at Skyline. The Planning Commission was able to require public beach access in front of the latest housing development south of the big shed with a condition added to the permit. Since the addition of the condition, it has been possible to launch a kayak there, for example. Otherwise, all Skyline beach access is private.

This is by no means a complete list, but I do hope it highlights the importance of the planned unit development and conditional use processes in achieving the goals that townspeople have for their Anacortes.

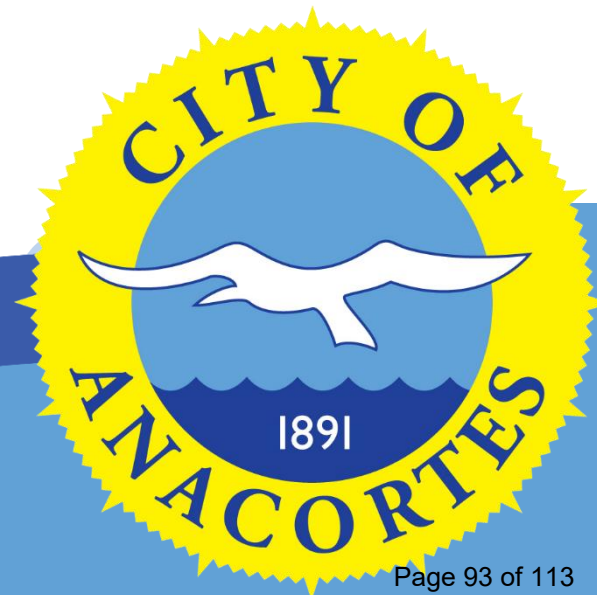
Sincerely,
Erica Pickett

ANACORTES

2025 Comprehensive Plan Update

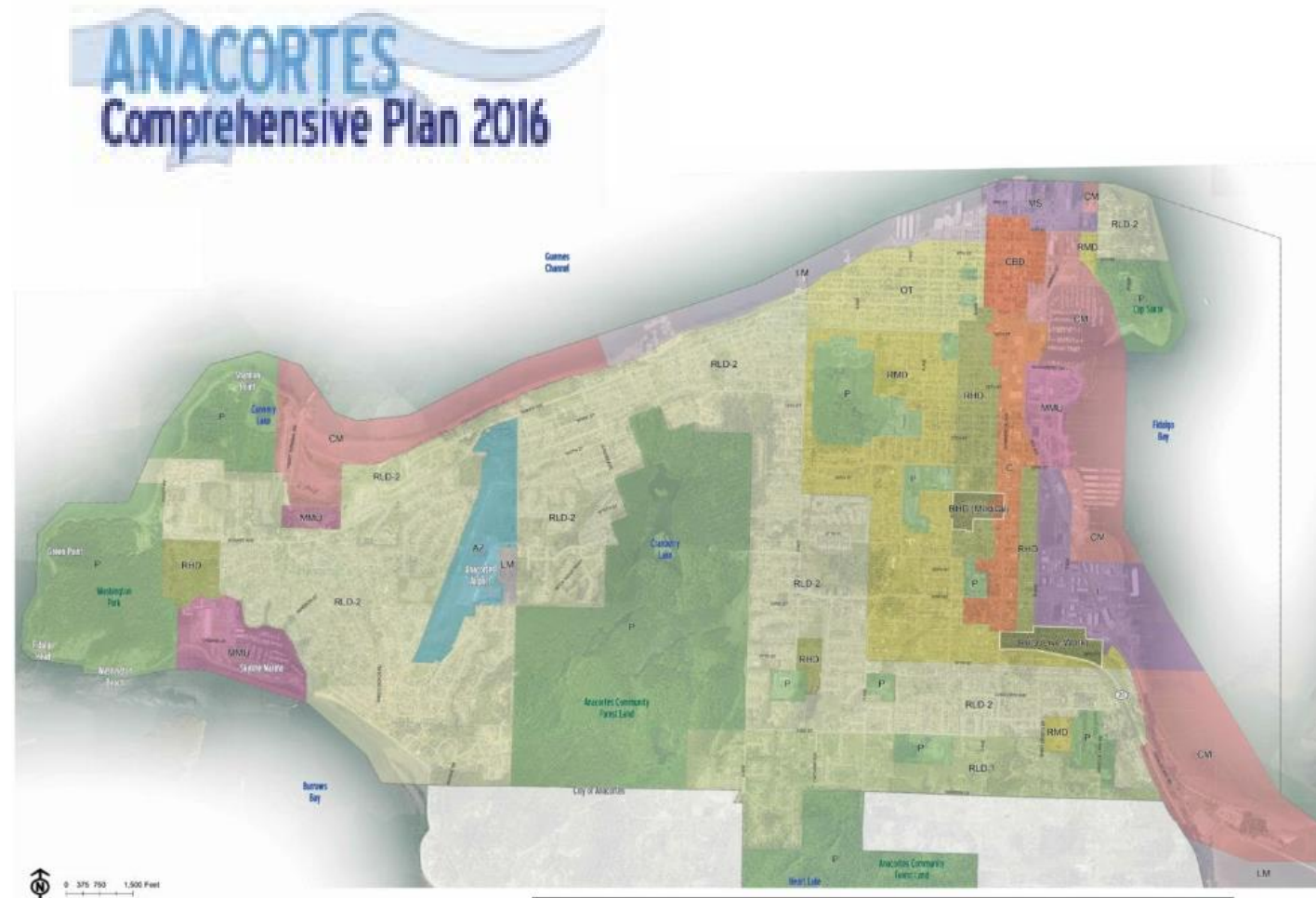
Draft Land Use & Housing Goal & Policy Updates

Planning Commission Meeting, September 25, 2024



DISCUSSION ITEMS

- Future Land Use Map (FLUM) draft 2025 updates
- Draft land use goals and policies
- Draft housing goals and policies

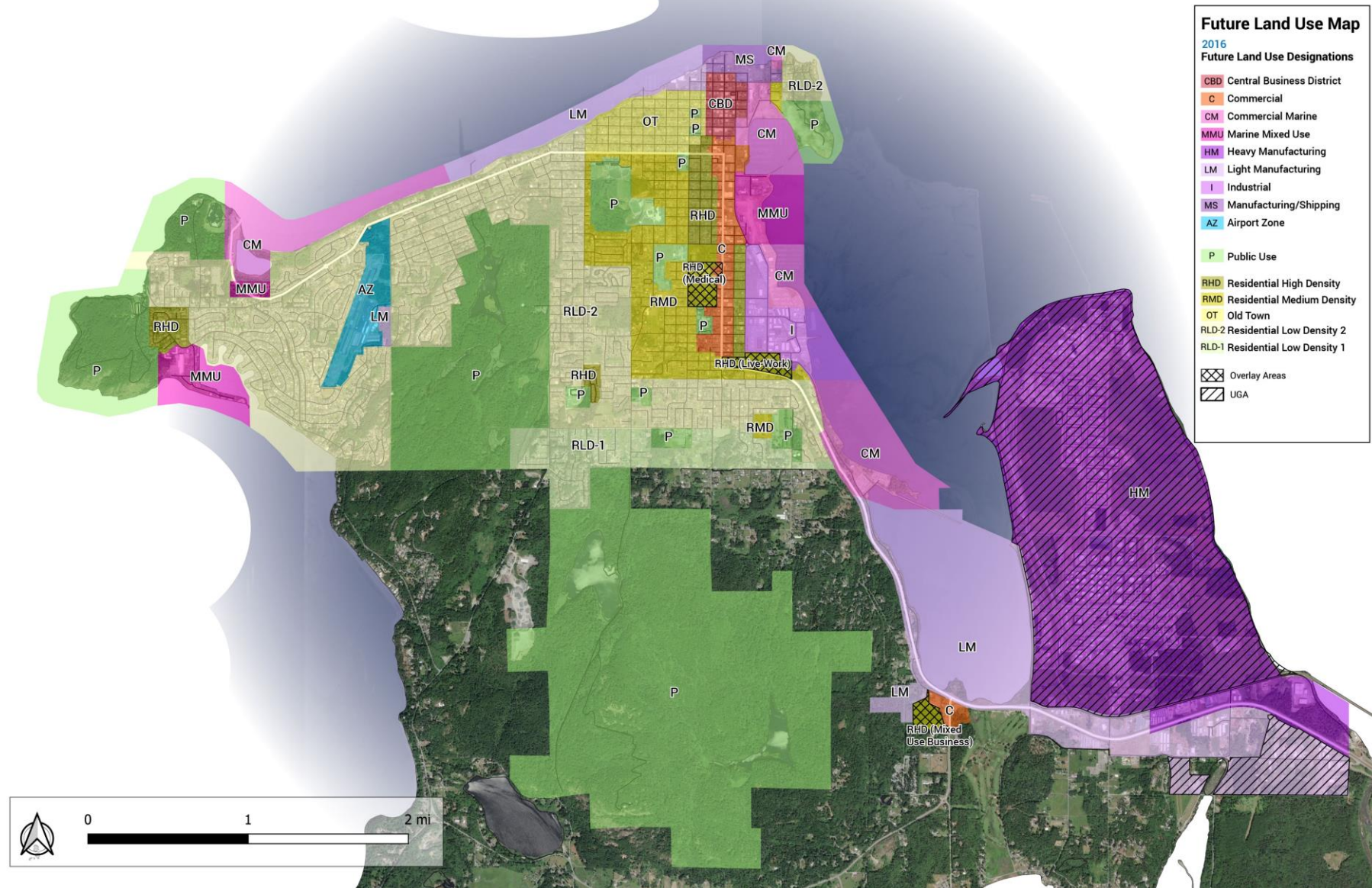


DISCUSSION ITEMS

Further opportunities for updates to the Land Use Element will be informed by Climate Element work, such as:

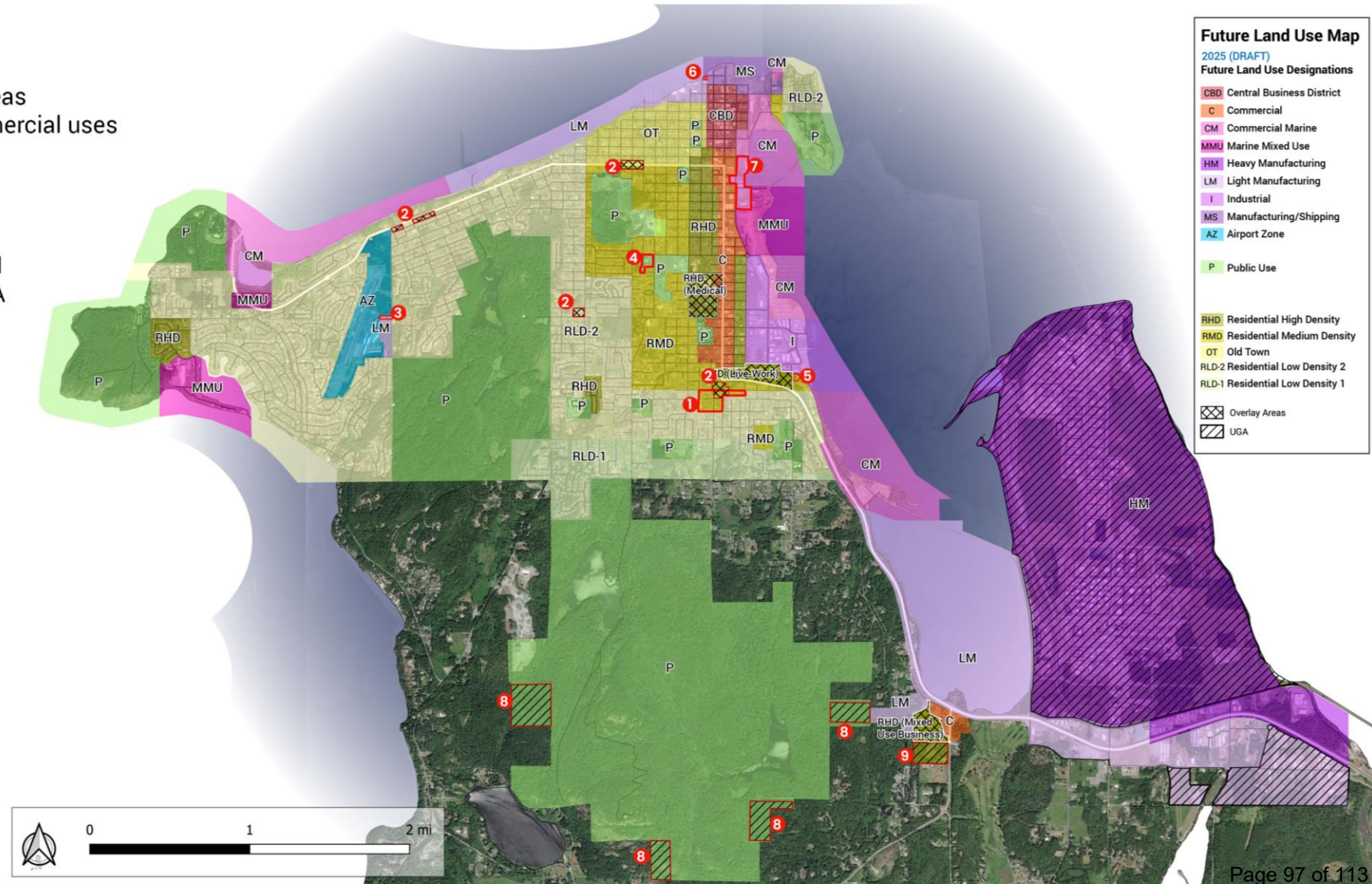
- Land use planning approaches that help reduce greenhouse gas (GHG) emissions
- Special policies to support environmental justice
- Reduce and mitigate risk to lives and property posed by wildfire
- Consistency with relevant Countywide Planning Policies (CPPs)

CURRENT LAND USE MAP



FUTURE LAND USE MAP UPDATES

1. Change from RLD-2 to RMD
2. Option 1 - neighborhood commercial overlay areas
Option 2 - update use chart to allow more commercial uses
3. Parcel change from AZ to LM
4. Several parcels change from RMD to P
5. Several parcels change from I to RMD
6. Parcel change from LM to MS
7. Several parcels change from C and MMU, to CM
8. Add all unincorporated ACFL parcels to the UGA
9. Expand UGA to include Signal Hill properties

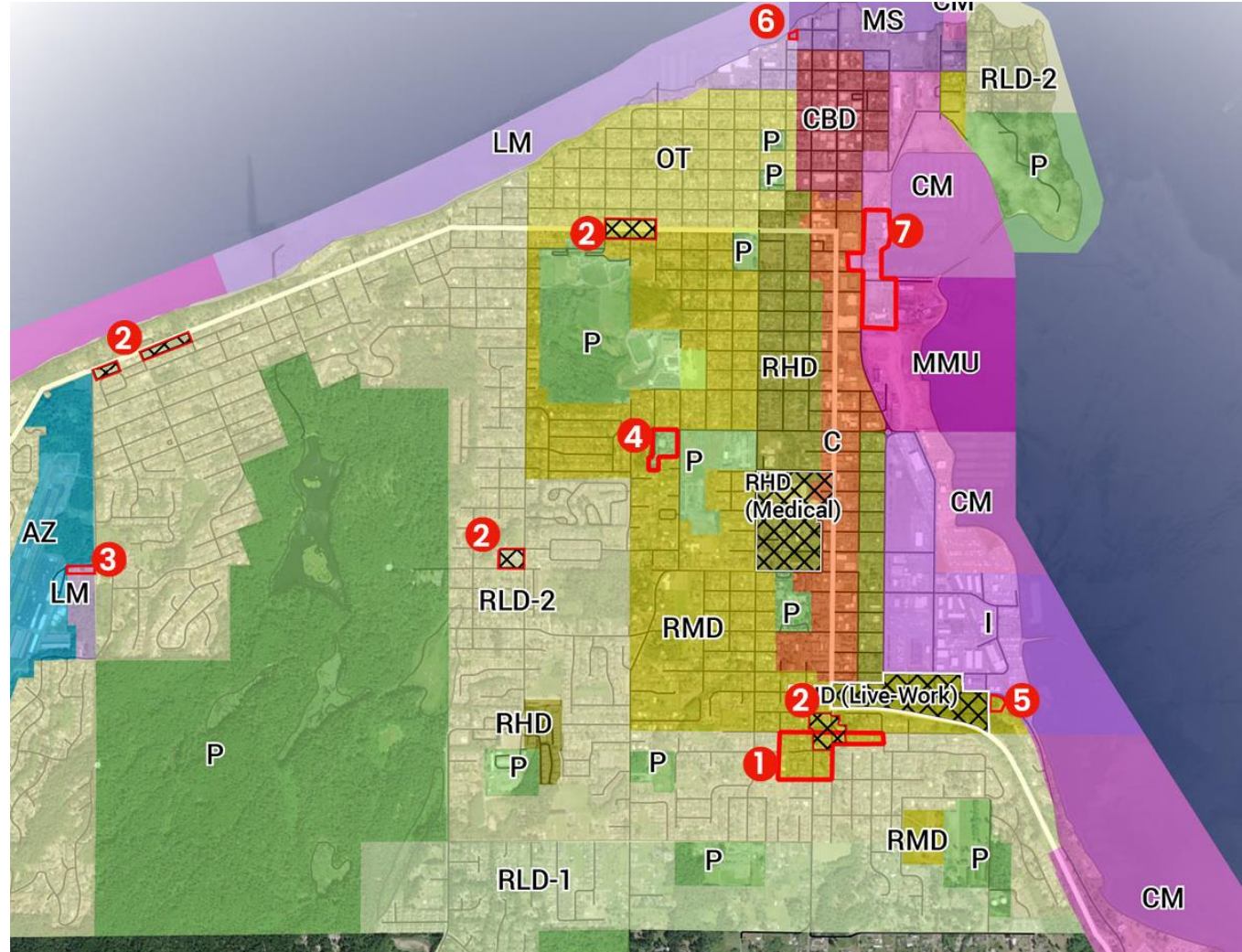


SMALL AREA CHANGE TO RMD

FLUM update 1:

Change from RLD-2 to RMD

- This change supports H-1.7 – *“Provide for development of multifamily housing in areas close to shopping, employment, services and public transportation.”*
- Also supports the concept of new neighborhood commercial areas in the City
- There is an existing grocery store in the area, that could potentially have more customers in walking distance with proposed change
- The eastern portion of the area does have proximity to a stream, which should be taken into account

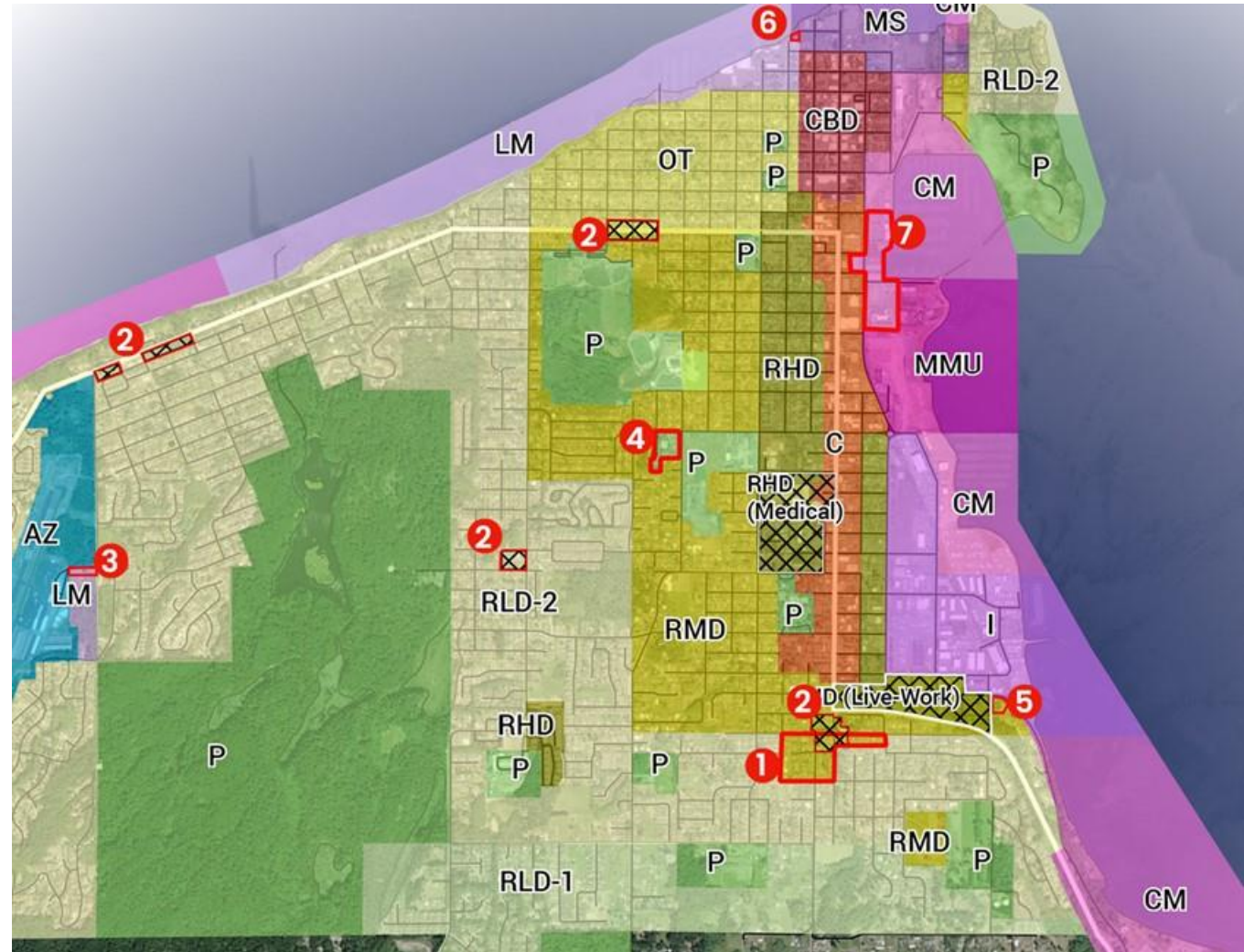


NEIGHBORHOOD COMMERCIAL OPTIONS

FLUM update 2:

Neighborhood Commercial Options

- Looking for ways to implement 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.”
- **Option 1** – Add neighborhood commercial overlays that symbolize areas with special allowances for small commercial uses
- **Option 2** – Update permitted use chart to allow for more neighborhood-scale commercial uses. No symbology would be added to the map



REQUESTED DESIGNATION CHANGE

FLUM update 3 and 4:

Requested Land Use Designation Changes

- **Update #3:** Port of Anacortes requested land use designation change for one parcel from Aeronautical Zone (AZ) to Light Manufacturing (LM)
(Res. 3161, LEG-2024-13)
- **Update #4:** Fidalgo Pool & Recreation District requested land use designation change for multiple parcels from Residential Medium Density (RMD) to Public (P)
(Res. 3161, LEG-2024-12)

3



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REQUESTED DESIGNATION CHANGE

FLUM update 5 and 6:

Requested Land Use Designation Changes

- **Update #5:** Tom Skillings requested land use designation change of a parcel from Industrial (I) to Residential Medium Density (RMD)
(Res. 3161, 2021 Docket)
- **Update #6:** Port of Anacortes requested land use designation change of a parcel from Light Manufacturing (LM) to Manufacturing and Shipping (MS)
(Res. 3161, LEG-2024-15)

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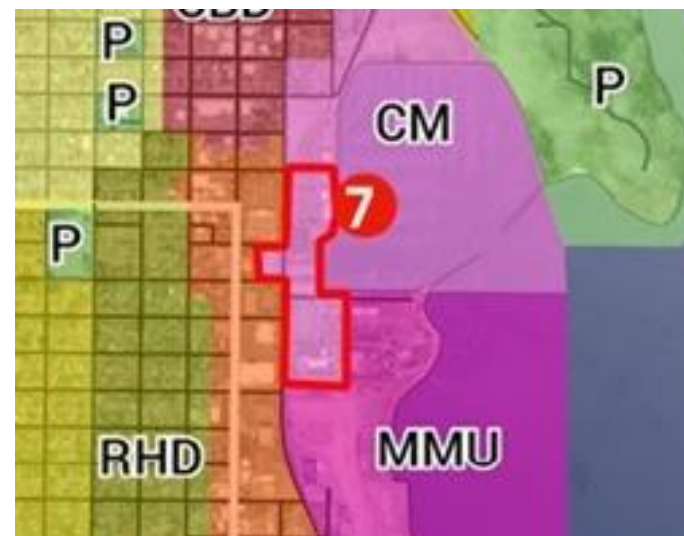
REQUESTED DESIGNATION CHANGE

FLUM update 7:

Requested Land Use Designation Changes

- **Update #7:** Port of Anacortes requested land use designation change of multiple parcels from Commercial (C) and Marine Mixed Use (MMU) to Commercial Marine (CM)
(Res. 3161, LEG-2024-14)

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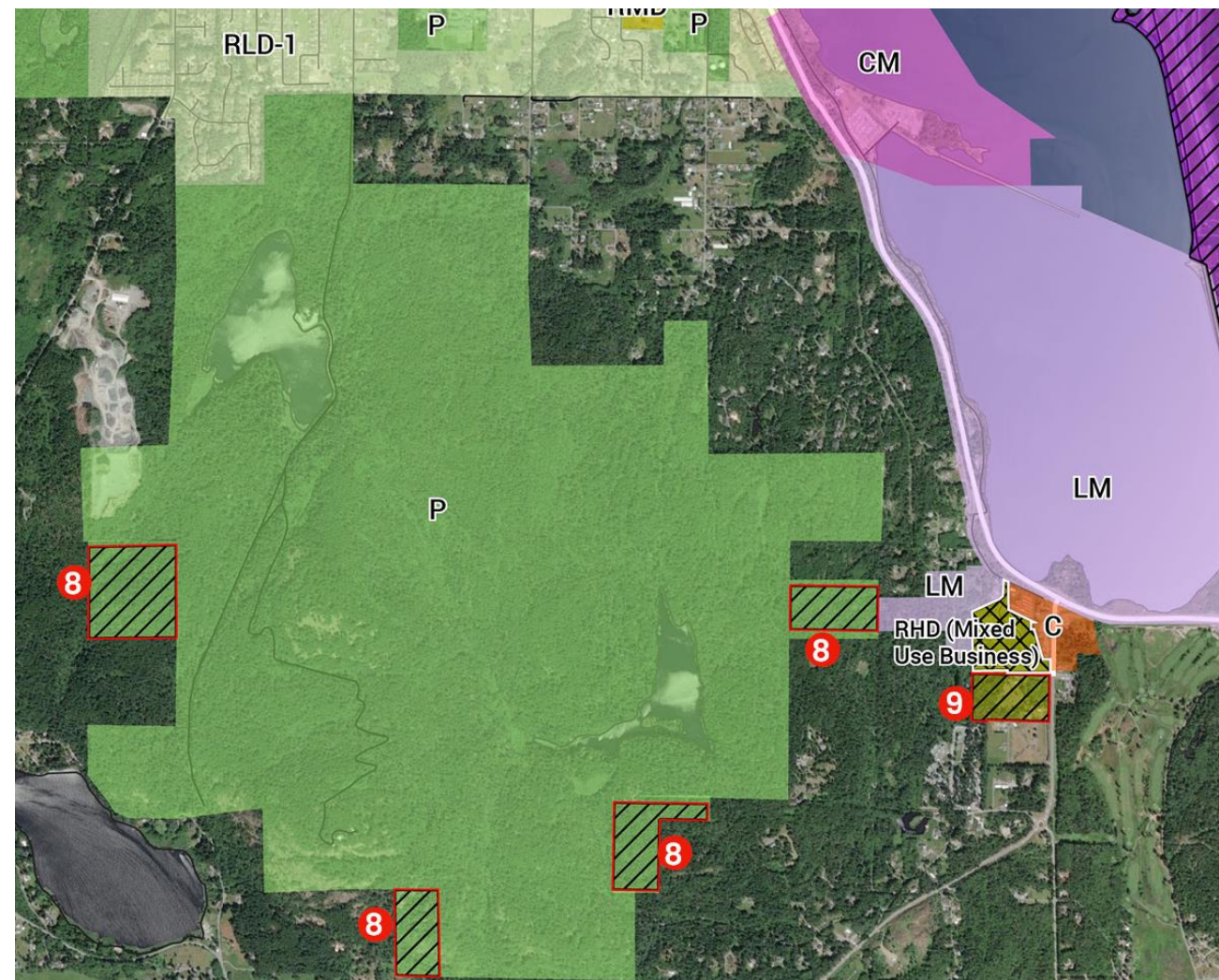


REQUESTED DESIGNATION CHANGE

FLUM update 8 and 9:

Requested Land Use Designation Changes

- **Update #8:** Add all unincorporated Anacortes Community Forest Land (ACFL) parcels to the Urban Growth Area (UGA)
(Res. 3161, LEG-2024-05)
- **Update #9:** Expand the UGA to include Signal Hill properties
(Res. 3161, LEG-2024-11)



LAND USE UPDATED GOAL & POLICY THEMES

Land Use Goals and Policies

General Themes

- Minor verbiage updates to goal and policy language to use “maintain,” more often
- Policies that are suggested to be removed
- Addition of new policies
- Policies that might be too similar to one another – highlight as review for possible duplication of policy

LANGUAGE UPDATES

Some examples: LU-2.1 & LU-3.2

Since many zoning and design policies were implemented with the 2019 development regulation update, many of the land use goals and policies got updated to include the term “maintain”

First Draft Proposed Policy Revision		Reasoning for Proposed Policy Change	
The policies will undergo at least another round of revisions before their estimated final adoption in 2025			
LU-2.1	Maintain Adopt and administer user-friendly and objective design standards and guidelines for commercial and multifamily development that emphasize the concepts below. Periodically Eevaluate the effectiveness of adopted standards in response to built outcomes and community feedbackand guidelines over time and make adjustments as necessary to achieve community design goals and policies.		Much of this policy was implemented in the 2019 development regulations update. Updated to emphasize design standards should be maintained, take out the reference “guidelines” which are not used, and reference “objective” design standards under new state law RCW 36.70A.630. Also limit the use of “character,” as recommended by the RDI analysis.
LU-3.2	Craft and m Maintain zoning regulations to balance the need to accommodate anticipated growth while preserving the City’s historic resources and character. Consider techniques to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.		The 2019 development regulations update included design standards that partially implemented this, so the recommendation is to adjust language to maintain because such regulations have been crafted. Other ideas could be inserted into this policy such as air rights swaps, density bonuses for structure or façade preservation, etc.

SUGGESTED REMOVAL OF POLICIES

Some examples: LU-3.3 & LU-6.2

LU-3.3

LU-6.2

First Draft Proposed Policy Revision	Reasoning for Proposed Policy Change
<i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	
Adopt design standards and guidelines that provide guidance on preserving, rehabilitating, reconstructing, or adding to designated historic and other older structures within the Central Business District, Old Town, and other applicable areas. The standards and guidelines should also provide guidance to the design of new construction in historical settings so that such buildings are respectful of the historic context while discouraging designs that promote a false sense of historicism.	Removing this policy because the policy has not been implemented and there appears to be limited staff and budget capacity to do so. Anacortes can continue relying upon the new commercial and residential design standards (such as Chapters 19.43 and 19.63 AMC) which address issues that touch upon historic design features such as residential porches, location of parking, commercial storefronts and building materials, etc. The local Historic Preservation Board and the Washington State Department of Archaeology and Historic Preservation also provide guidance on design for historic buildings.
Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	The Racially Disparate Impact (RDI) analysis and Department of Commerce guidance recommend moving away from the term “character” when possible, as it is a vague term that historically has been used to exclude people of color from certain neighborhoods and cities. The Housing Action Plan also found a need and community interest in diversifying the housing options available in most neighborhoods. Focusing growth in certain areas is still a valid approach, but there are already other policies that call for it in both the Land Use and Housing elements.

NEW POLICIES

Some example new policies

First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
New Policy: <u>Annually review zoning regulations to ensure continued compliance with changes in state law, including but not limited to the Growth</u>	The Legislature has shown an interest in frequent GMA amendments, particularly affecting housing.
New Policy: <u>Adopt enforceable development regulations which designate heritage buildings and prohibit demolition by neglect.</u>	Directed by City Council Resolution 3161, item A-10.
New Policy: <u>Explore full or partial pedestrianizing of streets in Downtown and South Commercial Avenue to enhance public experience and economic vitality.</u>	Recommend new policy based on public feedback and city council interest. Directed by City Council Resolution 3161, item A-9.

POSSIBLE DUPLICITY?

Some examples: LU-6.5 & LU-10.1

There are a few policies that could be interpreted as being too similar. Such policies are good items for Planning Commission feedback.

LU-6.5

LU-10.1

First Draft Proposed Policy Revision		Reasoning for Proposed Policy Change	
<i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>			
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 other civic uses, and day care centers. Maintain standards in the zoning code for locating and designing these uses in a manner that <u>is compatible with respects the character and scale of</u> the neighborhood.		Neighborhood grocery stores were permitted in the 2019 development regulations update. Updated to limit the use of “character,” as recommended by the RDI analysis.	
Adopt development regulations <u>and design provisions</u> that facilitate a complementary mix of uses within neighborhoods <u>mixed-use centers</u> and provide for safe and attractive non-motorized connectivity between uses and amenities, to <u>that</u> encourage more walking and bicycling between uses.		Recommended updates are based on public feedback and interest in making walking and biking more prominent in policies. Additionally, there are co-benefits to addressing climate change.	

HOUSING UPDATED GOAL & POLICY THEMES

Housing Goals and Policies

General Themes

- Language revisions to reference HAP work
- Updates responding to the Racially Disparate Impacts (RDI) analysis and other HB 1220 requirements
- Addition of new policies

LANGUAGE UPDATES

Some examples: H-3.2 & H-6.1

Since the Housing Action Plan (HAP) is a recent major project the City completed, some policies were updated to reference the HAP and making sure strategies are implemented over time.

H-3.2

H-6.1

First Draft Proposed Policy Revision		Reasoning for Proposed Policy Change	
The policies will undergo at least another round of revisions before their estimated final adoption in 2025			
Develop meaningful-, measurable goals-metrics and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward achieving those strategies, meeting those goals. Metrics should include homeownership rates and housing cost burden for people of color, and other statistics recommended by the Housing Action Plan.		It is a misnomer to have a policy require new goals that are not already listed in the Housing Element, so it is suggested to replace that term. Refer to the HAP Section 6.4 for recommendations on how to monitor housing progress. This updated Housing Element policy also suggests an additional layer of metrics that include a focus on racial equity and addressing historic patterns of segregation, as recommended by the RDI analysis. With the edits, this policy may now fit better under Goal H-6, which relates to implementation and monitoring.	
Evaluate and report on how the goals and policies of this Housing Element <u>and the Housing Action Plan</u> are being achieved.		More specificity recommended.	

RDI AND HB 1220 UPDATES

Some examples: H-1.2 & H-4.6

	First Draft Proposed Policy Revision	Reasoning for Proposed Policy Change
H-1.2	<i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i> 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. <u>Promote a variety of housing options that are needed by the different demographic groups and life situations in Anacortes. For example, young families, single parents, seniors, people of color, professionals, and service workers can all have different needs and preferences for housing size, design, location, and prices.</u>	Per the Racially Disparate Impacts (RDI) analysis, amend this policy (or add a similar policy) that that specifically addresses the housing needs and preferences of people of color.
H-4.6	Support public and private housing and services for people who are homeless <u>and transitioning out of homelessness.</u> <u>Allow the development of emergency shelters, transitional housing, emergency housing, and permanent supportive housing throughout Anacortes and consistent with state law.</u>	Added policy that shows consistency with requirements in HB 1220.

NEW GOAL & POLICIES

Some examples: H-2 & H-2.1

H-2

H-2.1

First Draft Proposed Policy Revision <i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>	Reasoning for Proposed Policy Change
New Policy <u>Maintain development regulations that permit allowed residential uses by right and avoid conditional uses.</u>	City Council expressed interest in such a policy. This policy will help reduce confusion from applicants on what residential uses are allowed and help speed up aspects of the permitting process. (2025 Docket Item - LEG-2024-07).
Neighborhood Character Form. Promote the stability and vitality of residential and mixed use neighborhoods <u>Allow organic change of neighborhoods over time to meet community needs, while preventing neighborhoods from experiencing extreme changes in a short period of time.</u>	A goal centered on the phrase "neighborhood character," is vague, and can be used to justify leaving higher-income neighborhoods unchanged, based on the RDI analysis recommendations and Department of Commerce guidelines. Instead a new housing goal can be focused on allowing change of housing types over time but in a manner that is more incremental and doesn't have major jumps in housing types for a given neighborhood. City Council expressed interest in this. (2025 Docket Item – LEG-2024-06)
Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns. <u>When necessary to meet housing needs over time, provide zoning changes that allow the next increment of housing throughout any neighborhood in Anacortes.</u>	Replace the current policy with a new policy that better aligns to the new goal suggested above. (2025- Docket Item – LEG-2024-06)

NEXT STEPS

- City staff is working on other elements of the Comprehensive Plan and presentations on other elements are upcoming
- In 2025, a second round of Land Use, Housing, and Future Land Use Map review will happen to better incorporate Climate policies