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**Anacortes Planning Commission**  
**Municipal Building - Council Chambers**  
**904 6th Street**

**November 6, 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 - Housing Action Plan (HAP) strategies discussion
  - b. 2025 Comprehensive Plan Update - Land Use & Housing Element Goals & Policies discussion, continued
  - c. 2025 Comprehensive Plan Update - Potential Future Land Use Map amendments - continued discussion
6. **Planning Department Update**
7. **Adjournment**

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

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# Planning Commission Agenda Bill

**Meeting Date:** November 6, 2024

**Agenda Item:** 5.a.

**Subject:** 2025 Comprehensive Plan Update - Housing Action Plan (HAP) strategies discussion

**Staff Contact:** LIBBY GRAGE, John Coleman

**Approved for Submittal to Commission by**

Libby Grage  
John Coleman

**Action Type**

Discussion

**Summary Statement:** The Anacortes City Council requested that, as part of the 2025 Comprehensive Plan Update, the Planning Commission study certain recommendations and strategies from the 2023 Housing Action Plan. The Planning Commission divided into teams to review and develop recommendations on their assigned HAP strategies. At tonight's meeting, the teams will "report out" to the rest of the Planning Commission and the public. Staff have also developed recommendations for each of the selected HAP strategies (attached). This packet will be updated with preliminary draft text amendments to the Anacortes Municipal Code prior to the meeting.

**Background:** [2023 Housing Action Plan](#)  
[City Council Recommended HAP Measures](#)

**Previous Action:**

**Competing Viewpoints Considered:** Proposed development regulation amendments to implement recommended HAP strategies will undergo public review, comment and public hearings later in the 2025 Comprehensive Plan update process (likely mid-2025).

**Recommended Motion:** N/A - discussion only.

**Alternative Actions:** N/A

**Attachments (listed in order presented):**

1. Housing Action Plan strategy staff recommendations



## Anacortes Housing Action Plan

### Recommendations to Consider

Version Date: November 1, 2024

Note: This document will be updated with additional staff and PC recommendations as they are completed.

| Item  | Page | Title                                                                                                                                       | Strategy Type | Priority | Comments from Council Planning Committee                                                                                                                            | Recommendations Planning Department                                                                                                                                                                                                                                               | Recommendations Planning Commission |
|-------|------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 2.1   | 13   | <b>Allowed Uses.</b><br><b>Action:</b> Allow more housing types in more residential zones to promote middle housing and affordable housing. |               |          |                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |                                     |
| 2.1.1 | 16   | Residential Low Density 1 (R1) Zone<br>Allow cottage units in the R1 zone                                                                   | Regulatory    | High     | Cottages are likely to be especially appropriate for the R1 zone.                                                                                                   | Make changes as per HAP recommendations                                                                                                                                                                                                                                           |                                     |
| 2.1.3 | 16   | Residential Low Density 2A (R2A) Zone<br>Allow triplexes and townhouses (up to 4 units) in the R2A zone                                     | Regulatory    | High     |                                                                                                                                                                     | Make changes as per HAP recommendations:<br>- Allow on alley loaded lots only<br>- Limit max unit size (1,000-1,200 gfa)                                                                                                                                                          |                                     |
| 2.1.5 | 18   | Group Living<br>Assisted living – change from C to P in R3, R3A, and R4A<br>Nursing homes – change from C to P in R4                        | Regulatory    | High     | Include Rooming House and Adult Family Home; HACS proposes further study of Nursing Home and Assisted Living Facility to ensure sufficient standards exist in code. | Make changes as per HAP recommendations:<br>- For R3 and R3A zones – consider maximum occupancy of 10 units or beds; minimum spacing of 1,000 feet between facilities; and maximum size of porte cochere features for passenger loading (accommodate vehicles no longer than 30') |                                     |
| 2.1.6 | 18   | Adult Family Homes                                                                                                                          | Regulatory    | High     |                                                                                                                                                                     | Make changes as per HAP recommendations                                                                                                                                                                                                                                           |                                     |

| Item  | Page | Title                                                                                                                         | Strategy Type | Priority | Comments from Council Planning Committee                                                        | Recommendations Planning Department                                                                                                                                                                                                                                                                                                                                                | Recommendations Planning Commission |
|-------|------|-------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|       |      | Amend definition for consistency with RCW 70.128.140                                                                          |               |          |                                                                                                 | - NOTE: DRAFT Ord. 4092 addressing SB 5290 (2023) would amend 19.43.120 and 19.41.050 for consistency with state law. This proposal is coming to PC soon.                                                                                                                                                                                                                          |                                     |
| 2.1.7 | 19   | Prohibit New Large-Lot Single-Family Uses in Medium and High-Density Zones<br>Prohibit new SFR uses in R3A, R4, and R4A zones | Regulatory    | High     | Rework as a maximum lot size and apply to consolidation via BLA; apply to all zones             | Instead of outright prohibiting SFRs, establish a minimum density in the R4 zone for lots that are >= 6,000 sq. ft.                                                                                                                                                                                                                                                                |                                     |
| 2.1.8 | 19   | Duplex Cottages<br>Allow duplex cottages in all zones where cottage housing is allowed                                        | Regulatory    | High     | See Cedar Springs Lane development as an example of where this type has already been permitted. | Make changes as per HAP recommendations                                                                                                                                                                                                                                                                                                                                            |                                     |
| 2.1.9 | 19   | Single Room Occupancy Housing<br>Define, permit, and set standards for single room occupancy housing                          | Regulatory    | High     | Limit to mixed-use zones.                                                                       | Make changes to comply with ESHB 1998 (2024), effective 6/6/24.<br><a href="#">RCW 36.70A.535 – Co-living housing.</a><br><br>Must allow co-living housing as a permitted use on any lot that allows at least six multifamily residential units. Cannot require min. room dimensional standards larger than required by state building code; cannot require a mix of unit sizes or |                                     |

| Item   | Page | Title                                                                                                                                                                                                                                                            | Strategy Type | Priority | Comments from Council Planning Committee                                                                                                  | Recommendations Planning Department                                                                                                                                                                                                                                  | Recommendations Planning Commission |
|--------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|        |      |                                                                                                                                                                                                                                                                  |               |          |                                                                                                                                           | number of bedrooms, or to include other uses.                                                                                                                                                                                                                        |                                     |
| 2.1.10 |      | Supportive Housing<br>Make updates to comply with state law regarding permanent supportive housing, transitional housing, emergency housing, and emergency shelters                                                                                              |               |          | Add design standards as allowed by state law.                                                                                             | Make changes as per HAP recommendations and state law<br>- Consider allowing in lower intensity zones subject to max. occupancy and min. spacing standards? See 2.6.1 for parking<br>- Require operational plans and information-sharing on supportive housing uses. |                                     |
|        |      |                                                                                                                                                                                                                                                                  |               |          |                                                                                                                                           |                                                                                                                                                                                                                                                                      |                                     |
|        | 27   | <b>Streamline ADU regulations</b><br><b>Action:</b> Streamline ADU regulations to make them easier to finance, permit, and build.                                                                                                                                |               |          |                                                                                                                                           |                                                                                                                                                                                                                                                                      |                                     |
| 2.3    | 27   | ADU Regulations                                                                                                                                                                                                                                                  | Regulatory    | High     | Partially completed already; remainder is required by state law.                                                                          | Recommendation still being developed                                                                                                                                                                                                                                 |                                     |
| 2.4    | 29   | <b>2.4 Adjust form and intensity standards</b><br><b>Action:</b> Adjust the residential zones' form and intensity (dimensional) standards to improve the physical and economic feasibility of building small homes, multifamily housing, and affordable housing. |               |          |                                                                                                                                           |                                                                                                                                                                                                                                                                      |                                     |
| 2.4.1  | 31   | Minimum Lot Sizes<br>Reduce minimum lots sizes for duplexes and lot area needed for each additional attached dwelling in the R2, R2A, R3, R3A, R4, R4A zones                                                                                                     | Regulatory    | High     | Focus on regulating by height, setbacks, open space, parking minimums rather than lot size and effective limits on the size of the units. | Make changes as per HAP recommendations<br>- Link reduced duplex lot sizes to caps on unit gross floor area (GFA) most zones                                                                                                                                         |                                     |
| 2.4.2  | 34   | Maximum Lot Coverage                                                                                                                                                                                                                                             | Regulatory    | High     |                                                                                                                                           | Make changes as per HAP recommendations                                                                                                                                                                                                                              |                                     |

| Item  | Page | Title                                                                                          | Strategy Type | Priority | Comments from Council Planning Committee | Recommendations Planning Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Recommendations Planning Commission |
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|       |      | Increase from 50% to 60% in the R4 and R4A zones                                               |               |          |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
| 2.4.4 | 35   | Density<br>Update density standards                                                            | Regulatory    | High     |                                          | <ul style="list-style-type: none"> <li>- Add a minimum density of 15 du/ac for lots &gt;=6,000 sq. ft. in the R4 zone.</li> <li>- Consider adding minimum density for some or all other zones based on the density range for the applicable comp plan land use designation</li> <li>- Retain maximum density standards. Consider updating applicability to apply only to creation of new lots (except for unit lot subdivisions of attached dwellings) and to construction of more than one principal residential structure on an existing lot</li> </ul> |                                     |
| 2.4.5 | 36   | Setbacks<br>Reduce minimum street and interior side setbacks for upper floors in certain zones | Regulatory    | High     |                                          | Make changes as per HAP recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |
| 2.4.6 | 36   | Height Bonus Program                                                                           | Regulatory    | High     |                                          | Make changes as per HAP recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |

| Item  | Page | Title                                                                                                                                                | Strategy Type | Priority | Comments from Council Planning Committee | Recommendations Planning Department     | Recommendations Planning Commission |
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|       |      | Adjust “Small unit” bonus height provisions (increase max. unit size from 600sf to 650 sf)                                                           |               |          |                                          |                                         |                                     |
| 2.4.7 | 36   | Elevator Penthouse<br>Increase the height allowance for elevator penthouse structures                                                                | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5   | 38   | <b>Adjust Definitions and Design Standards</b><br><b>Action: Adjust other development regulations to help reduce barriers to housing production.</b> |               |          |                                          |                                         |                                     |
| 2.5.1 |      | Family Definition<br>Amend the definition of family for consistency with state law                                                                   |               |          | Required.                                | Make changes as per HAP recommendations |                                     |
| 2.5.2 | 38   | Design Standards Applicability<br>Clarify applicability of Ch. 19.61, 19.62, and 19.63 to townhouses                                                 | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.3 | 39   | Block Frontage Standards<br>Clarify Undesignated block frontage requirements                                                                         | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.4 | 40   | Usable Residential Open Space<br>Adjust required amount and design of usable open space for multifamily development                                  | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |

| Item   | Page | Title                                                                                                                                                                                                                                                                                       | Strategy Type | Priority | Comments from Council Planning Committee | Recommendations Planning Department     | Recommendations Planning Commission |
|--------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|------------------------------------------|-----------------------------------------|-------------------------------------|
| 2.5.5  | 41   | Townhouse Open Space<br>Adjust required dimensions for townhouse open space                                                                                                                                                                                                                 | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.6  | 41   | Parking Lot Landscaping<br>Simplify planting area widths to allow more efficient use of land                                                                                                                                                                                                | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.7  | 43   | Service Areas and Mechanical Equipment<br>Clarify applicability and offer more flexibility                                                                                                                                                                                                  | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.8  | 43   | Building Design<br>Revise articulation standards to improve clarity                                                                                                                                                                                                                         | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.9  | 44   | Building Materials<br>Clarify applicability of durable materials on ground floor                                                                                                                                                                                                            | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
| 2.5.10 | 44   | Blank Walls<br>Update standards to reduce construction cost impacts                                                                                                                                                                                                                         | Regulatory    | High     |                                          | Make changes as per HAP recommendations |                                     |
|        | 45   | <b>Adjust parking standards</b><br><b>Action:</b> Adjust parking standards for middle housing, affordable housing, senior housing, and consider additional parking strategies to promote mixed-use development. Allow on-street parking to meet parking needs and adjust parking standards. |               |          |                                          |                                         |                                     |

| Item   | Page      | Title                                                                                                                                               | Strategy Type      | Priority | Comments from Council Planning Committee                | Recommendations Planning Department  | Recommendations Planning Commission |
|--------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|---------------------------------------------------------|--------------------------------------|-------------------------------------|
| 2.6.1  | 45        | Minimum Parking Standards<br>Revise parking standards for middle housing and affordable housing to simplify, consider allowing fee-in-lieu payments | Regulatory         | Medium   | Consult with AHA and AFC about their parking experience | Recommendation still being developed |                                     |
| 2.6.3  | 46        | Guest Parking<br>Consider waiving guest parking requirements for more areas or remove requirements for multifamily uses                             | Regulatory         | Medium   | Allow only when nearby streets are fully constructed    | Recommendation still being developed |                                     |
|        | <b>63</b> | <b>Land Use Element updates</b>                                                                                                                     |                    |          |                                                         |                                      |                                     |
| 4.3.2  | 64        | R1 Zone<br>Re-examine the purpose, priorities, and development regulations for the R1 zone                                                          | City wide Planning | Medium   |                                                         | Recommendation still being developed |                                     |
|        |           | <b>These Items Are Required</b>                                                                                                                     |                    |          |                                                         |                                      |                                     |
| 2.1.10 | 21        | Supportive Housing                                                                                                                                  | Regulatory         | High     | Add design standards as allowed by state law.           | Recommendation still being developed |                                     |
| 2.4.8  | 37        | Religiously-Owned Land Density Bonus                                                                                                                | Regulatory         | High     |                                                         | Recommendation still being developed |                                     |
| 2.5.1  | 38        | Family Definition                                                                                                                                   | Regulatory         | High     |                                                         | See 2.5.1 above                      |                                     |



## Planning Commission Agenda Bill

**Meeting Date:** November 6, 2024

**Agenda Item:** 5.b.

**Subject:** 2025 Comprehensive Plan Update - Land Use & Housing Element Goals & Policies discussion, continued

**Staff Contact:**

**Approved for Submittal to Commission by**

Libby Grage  
John Coleman

**Action Type**

Discussion

**Summary Statement:** At the meetings on October 2 and October 9, the Planning Commission provided feedback and requested additional information on various goals and policy amendments proposed to the Land Use and Housing elements of the Comprehensive Plan. The requested information and/or staff recommendation has been provided in the revised "Goal and Policy Tracker" for each element (attached).

Staff request that the Planning Commission review and provide feedback on the additional info/ staff recommendations in preparation for the 11/13/24 public hearing.

**Background:** Over the past several meetings, the Planning Commission has reviewed and discussed the preliminary Land Use and Housing element goal and policy amendments. Links to those meetings are provided below. For each element, a "Goals and Policies Tracker", containing the existing Comp Plan goal and policy language, proposed revisions, and rationale for each revision, was used to walk through each proposal. The Goals and Policies Trackers for the Land Use and Housing elements have been updated by adding a column summarizing the Planning Commission's comments (if any) and staff's recommendations for each of the policy amendment proposals.

**Previous Action:** [September 25, 2024 PC Meeting](#) - Land Use and Housing element draft goal and policy amendments discussion

[October 2, 2024 PC Meeting](#) - Land Use and Housing element draft goal and policy amendments discussion, continued

[October 9, 2024 PC Meeting](#) - Land Use and Housing element draft goal and policy amendments discussion, continued

**Competing Viewpoints Considered:** Public hearing on 11/13/24.

**Recommended Motion:** N/A - discussion only

**Alternative Actions:** N/A

**Attachments (listed in order presented):**

1. Updated Land Use Designation Revision Tracker
2. Updated Land Use Goal & Policy Revision Tracker
3. Updated Housing Goal & Policy Revision Tracker
4. PublicComment-20241029-Walter



5. PublicComment-20241103-Clark
6. PublicComment-20241103-Munce1-06pm
7. PublicComment-20241103-Munce3-56pm

# Land Use Element

## Land Use Designation Updates

9/25/24 Planning Commission Discussion Version

With Notes from 10/2/24 PC meeting

### Land Use Designation Preliminary Amendment Proposals

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

The right-hand column includes Planning Commission comments and staff recommendations for additional changes beyond what was recommended in the first draft of the amendments to this table, where applicable.

#### 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 | PC notes/ Staff Recommendations                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential Low Density 1</b><br><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 | R1                              |           | 10/2/24 – PC comments: If state law requires that ADUs be allowed in all residential zones, should ADUs be listed in the first sentence (predominant dwelling type), instead of “under certain circumstances”?<br><br>Staff comments: HB 1337 (2023) requires cities to revise their regulations to “allow at least 2 accessory dwelling units on all lots that are located in all zoning districts within an urban |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                                                                                                                               | PC notes/ Staff Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>unincorporated rural pasture, forest and agricultural land.</p> <p><u>Principal uses &amp; 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                                                                                                                                                                                                                                                                                                                                                         | <p>growth area that allow for single-family homes....” The new law does not require the City to authorize construction of an ADU in critical areas or buffers, or in locations where development is otherwise restricted under other laws.</p> <p>Staff recommend updating the “<u>Principal uses &amp; density</u>” as follows:</p> <p>“Single-family detached dwellings and accessory dwelling units are the predominant dwelling type. Other dwelling types, such as accessory dwellings and cottage housing, may be allowed under certain circumstances...” [no change to remainder].</p>                                                                                                                                                                                  |
| <p><b>Residential Low Density 2</b></p> <p><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.</p> <p><u>Principal uses &amp; 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.</p> <p><u>Special topics to explore:</u> Accommodate affordable housing and tiny houses (see Housing Element). Explore option for 6,000 sf lots where</p> | <p>R2,<br/>R2a</p>              | <p>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)</p> <p>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.</p> | <p>10/2/24 – PC comments: PC members wanted to maintain verbiage describing characteristics that contribute to RLD2 areas being inappropriate for more intensive urban development.</p> <p>Staff comments: Staff recommend updating 2<sup>nd</sup> sentence of the “<u>Purpose</u>” section as follows:</p> <p>“...These areas are inappropriate for more intensive urban development due to the established form and scale character of existing lower density development of the area and/or due to the area’s separation from transit and commercial services.”</p> <p>“Form” means the shape and structure of something.</p> <p>“Scale” means the relationship of a building or structure to its surroundings with regard to its size, height, bulk, and/or intensity.</p> |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                    | PC notes/ Staff Recommendations |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <del>compatible with existing development (east of Anacopper Mine Rd.).</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                                                                                                                                                                                                                                              |                                 |
| <p><b>Residential Medium Density</b></p> <p><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.</p> <p><u>Principal uses &amp; density:</u> Single-family detached dwellings, <a href="#">accessory dwelling units</a>, <a href="#">cottages</a>, <a href="#">duplexes</a>, <a href="#">triplexes</a>, and <a href="#">townhomes</a> are the predominant dwelling types. Other dwelling types, such as <a href="#">fourplexes</a> <del>accessory dwellings</del>, <del>cottage housing</del>, and low density multi-family may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, <del>depending on the particular housing types used and established development pattern and character of the area.</del></p> <p><del><u>Special topics to explore:</u> 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.</del></p> | R3<br><del>R3a</del>            | 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. | 10/2/24 – No PC comments.       |
| <p><b>Old Town</b></p> <p><u>Purpose:</u> This designation recognizes the unique heritage, <a href="#">and</a> scale, <del>and character</del> of the oldest residential area of the city by establishing standards to maintain the scale <del>and character</del> of the area.</p> <p><u>Principal uses &amp; density:</u> Single-family detached dwellings, <a href="#">accessory dwelling units</a>, and <a href="#">duplexes</a> are the predominant dwelling type.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 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                                            | 10/2/24 – No PC comments.       |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PC notes/ Staff Recommendations |
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| <p>Other dwelling types such as <del>accessory dwellings and duplexes</del>, <u>cottages, triplexes, and townhomes</u> may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per <del>gross</del> acre, <del>depending on the particular housing types used and established development pattern and character of the area.</del></p>                                                                                                                                                                                                                                                                                |                                 | <p>people of color from certain neighborhoods and cities.</p> <p>Duplexes are permitted outright and are subject to special Old Town design standards and the duplex design standards established in 2019.</p> <p>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.</p> |                                 |
| <p><b>Residential High Density</b><br/> <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.</p> <p><u>Principal uses &amp; density:</u> A mixture of <del>single and</del> multifamily dwelling units. Some commercial uses may be permitted. <u>A minimum density of 15 du/acre applies to development of all lots</u></p> | R4<br>R4a                       | <p>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</p>                                                                                                                                                                                                   | 10/2/24 – No PC comments.       |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                                                                                                                                                 | PC notes/ Staff Recommendations |
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| <p><del>6,000 square feet or more in size. 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).</del></p> <p><del>Special topics to explore: Consider adopting density minimums for new development; and consider uses that provide neighborhood gathering places.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | <p>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.</p> |                                 |
| <p><b>Central Business District</b></p> <p><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.</p> <p><u>Principal uses &amp; 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).</p> | CBD                             |                                                                                                                                                                                                                                                                                                                                                                                           | 10/2/24 – No PC comments.       |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Implementing Zoning Designation | Rationale | PC notes/ Staff Recommendations |
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| <p><i><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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |           |                                 |
| <p><b>Commercial</b></p> <p><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.</p> <p><u>Principal uses &amp; 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).</p>                                                                                                                                                                                                                                                          | C                               |           | 10/2/24 – No PC comments.       |
| <p><b>Marine Mixed-Use</b></p> <p><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 unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.</p> <p><u>Principal uses &amp; 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</p> | MMU                             |           | 10/2/24 – No PC comments.       |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Implementing Zoning Designation | Rationale                                                                 | PC notes/ Staff Recommendations |
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| integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                                                           |                                 |
| <b>Commercial Marine</b><br><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.<br><u>Principal uses &amp; 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,<br><del>CM1,</del><br>CM2   | The CM1 zone was eliminated with the 2019 development regulation updates. | 10/2/24 – No PC comments.       |
| <b>Light Manufacturing</b><br><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.<br><u>Principal uses &amp; 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.                                                                                                                    | LM,<br>LM1                      |                                                                           | 10/2/24 – No PC comments.       |



| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Implementing Zoning Designation | Rationale | PC notes/ Staff Recommendations |
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| <p><b>Manufacturing &amp; Shipping</b><br/> <u>Purpose:</u> This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel.</p> <p><u>Principal uses &amp; density:</u> Marine oriented manufacturing and shipping uses plus complementary support uses.</p> <p><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 4<sup>th</sup> Street.</p>                                                                                                                              | MS                              |           | 10/2/24 – No PC comments.       |
| <p><b>Industrial</b><br/> <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.</p> <p><u>Principal uses &amp; density:</u> Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses.</p> <p><u>Special topics to explore:</u> Refine use, design, bulk and dimensional standards to promote desired development.</p> | I                               |           | 10/2/24 – No PC comments.       |
| <p><b>Heavy Manufacturing</b><br/> <u>Purpose:</u> This designation provides for heavy manufacturing and closely related uses in the March Point area.</p> <p><u>Principal uses &amp; density:</u> Industrial, research and development, repair, warehouse, shipping terminals and related uses whose production</p>                                                                                                                                                                                                                                                                                                                                           | HM                              |           | 10/2/24 – No PC comments.       |

| Land Use Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                | PC notes/ Staff Recommendations                                                                                                                                                                                                                  |
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| process creates a potential hazard or nuisance to adjacent uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                  |
| <b>Public Use</b><br><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.<br><br><u>Principal uses &amp; density:</u> Public parks and recreation facilities, open space, <a href="#">public green space</a> , single family residences under certain circumstances, schools, and other public facilities. <a href="#">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.</a> | P                               | <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.</p> <p>Green space is proposed to be included in the Public designation.</p> | 10/2/24 – No PC comments.                                                                                                                                                                                                                        |
| <a href="#">*See note re: Urban and community forests in the right-hand column.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>*A map designating the proposed general distribution, location and extent of green space and urban and community forest consistent with the new Climate legislation is being developed and will be available for review at a future date.</p> |
| <b>Aeronautical Zone</b><br><u>Purpose:</u> This designation provides for the Anacortes Airport and associated uses.<br><br><u>Principal uses &amp; density:</u> Airport and aeronautical related uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AZ                              |                                                                                                                                                                                                                                                                                                                                                                                                                          | 10/2/24 – No PC comments.                                                                                                                                                                                                                        |

**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 | PC notes/ Staff Recommendations |
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| <p><b>Medical Overlay</b><br/> <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.</p> <p><u>Principal uses &amp; 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.</p> <p><del><u>Special topics to explore:</u> Refine overlay boundary, use provisions, and height provisions.</del></p>                                                                                                          | MED-O                           |           | 10/2/24 – No PC comments.       |
| <p><b>Live/Work Overlay</b><br/> <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.</p> <p><u>Principal uses &amp; 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.</p> | LW-O                            |           | 10/2/24 – No PC comments.       |

| Special Land Use Overlays                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Implementing Zoning Designation | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PC notes/ Staff Recommendations |
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| <p><b>Mixed-Use Business Overlay</b><br/> <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 <a href="#">R-2</a>, <a href="#">R-3</a>, and <a href="#">R-4</a> zones <del>that are adjacent to commercial or manufacturing zones</del>.</p> <p><u>Principal uses &amp; 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.</p> <p><u>Special topics to explore:</u> <a href="#">Refine overlay boundary, use provisions, and height provisions.</a></p> | MUB-O                           | <p>Looking for ways to support 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.”</p> <p>The current “mixed-use business overlay” could be adjusted and updated to apply in more areas or new neighborhood commercial overlays.</p> | 10/2/24 – No PC comments.       |

# Anacortes Comprehensive Plan Update

## Land Use Goals and Policies Tracker

**DRAFT** September 18, 2024

9/25/24 Planning Commission Discussion Version

With notes from 10/2 PC meeting

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### 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<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                    | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                           | Planning Commission Meeting Notes and Staff Recommendations         |
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| Goal LU-1      | 1                    | <b>Land Use Pattern. Establish a development pattern consistent with the community's vision.</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                | 10/2/24 - No PC comments.                                           |
| 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, <a href="#">green spaces</a> , <a href="#">urban and community forests</a> , 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 <a href="#">RCW 36.70A.070(1)</a> .                                                               | 10/2/24 – No PC comments.                                           |
| Policy LU-1.2  | 1                    | Establish land use designations, densities and intensities as shown in Table LU-1.                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                | 10/2/24 - No PC comments.                                           |
| 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).                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                | 10/2/24 - No PC comments.                                           |
| 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.                                                                                                                                                                                               |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                | 10/2/24 - No PC comments.                                           |
| 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. | 10/2/24 - No PC comments.                                           |
| N/A            |                      |                                                                                                                                                                                                                                                                                                                                                          | <b>New Policy:</b><br><br><a href="#">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.</a>                         | The Legislature has shown an interest in frequent GMA amendments, particularly affecting housing.                                                                                                                                                                              | 10/2/24 - No PC comments.                                           |
| Goal LU-2      | 9                    | <b>Community Design. Promote compatible pedestrian-oriented development that respects Anacortes's historic character and small town scale while strengthening its unique marine identity.</b>                                                                                                                                                            | <b>Community Design. Promote compatible pedestrian-oriented development that respects Anacortes's historic <del>qualities</del> character and small town scale while strengthening its unique marine identity.</b>                                            | 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.        | 10/2/24 - No PC comments.                                           |
| Policy LU-2.1  | 9                    | Adopt and administer user-friendly design standards and guidelines for commercial and multifamily development that emphasize the concepts below.                                                                                                                                                                                                         | <del>Maintain</del> <del>Adopt and administer</del> user-friendly <del>and objective</del> design standards <del>and guidelines</del> for commercial and multifamily development that emphasize the concepts below. <a href="#">Periodically</a>              | Much of this policy was implemented in the 2019 development regulations update. Updated to emphasize design                                                                                                                                                                    | 10/2/24 – PC comments: Goal LU-2 is proposed to remove "character". |

| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Reasoning for Proposed Policy Change                                                                                                                                                                                                                           | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                                                                                                                               |
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|                |                      | Evaluate the effectiveness of adopted standards and guidelines over time and make adjustments as necessary to achieve community design goals and policies.<br>A. Employ site and building design techniques that promote safe and inviting pedestrian access and connections, particularly public access to and along the waterfront.<br>B. Provide building massing standards that respect the character and scale of Anacortes's business districts and residential neighborhoods.<br>C. Place an emphasis on human-scaled design details that contribute to the City's character and identity.<br>D. Promote the use of high quality durable materials that respect the site's historic context and enhance the City's maritime character.<br>E. Promote design that takes advantage of special vistas, particularly marine views from public spaces.<br>F. Encourage the use of landscaping elements as a defining feature of Anacortes's character.<br>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.<br>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. | <del>E</del> valuate the effectiveness of adopted standards <a href="#">in response to built outcomes and community feedback</a> <del>and guidelines over time and make adjustments as necessary to achieve community design goals and policies.</del><br>A. Employ site and building design techniques that promote safe and inviting pedestrian access and connections, particularly public access to and along the waterfront.<br>B. Provide building massing standards that <a href="#">are compatible with</a> <del>respect the character and scale of</del> Anacortes's business districts and residential neighborhoods.<br>C. Place an emphasis on human-scaled design details that contribute to the City's <del>character and</del> identity.<br>D. Promote the use of high quality durable materials that respect the site's historic context and enhance the <a href="#">City's maritime character</a> .<br>E. Promote design that takes advantage of special vistas, particularly marine views from public spaces.<br>F. Encourage the use of landscaping elements <a href="#">for visual buffering, wildlife habitat, stormwater management, and other benefits</a> . <del>as a defining feature of Anacortes's character.</del><br>G. <del>Develop</del> <a href="#">Provide</a> special standards <del>and guidelines</del> 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.<br>E. Integrate opportunities for <del>flexibility in the design guidelines by allowing multiple ways of achieving standards and allowing</del> strategic design departures provided the project meets the design intent. | standards should be maintained, take out the reference "guidelines" which are not used, and reference "objective" design standards under new state law <a href="#">RCW 36.70A.630</a> . Also limit the use of "character," as recommended by the RDI analysis. | Sub-policy 2.1(D) uses the term "character".<br><br>Consider using "qualities" instead.                                                                                                                                                                                                   |
| Policy LU-2.2  | 9                    | Design public facilities to support and strengthen Anacortes's community character and identity.<br>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.<br>B. Recognize, maintain, and enhance community entry and gateway sites to enhance Anacortes's distinct maritime character and setting.<br>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.<br>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 <a href="#">character and</a> identity.<br>A. Recognize that the character of public rights-of-way play a role in <del>determining community character</del> . <a href="#">showcasing community design and civic pride</a> . Wherever feasible, promote complete streets and incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, <del>to enhance community character.</del><br><del>B. Incorporate consideration of physical health and well-being into the location and design of public facilities</del><br><del>B</del> <a href="#">C</a> . Recognize, maintain, and enhance community entry and gateway sites to enhance Anacortes's distinct maritime character and setting.<br><del>D</del> <a href="#">C</a> . 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, <a href="#">sustainable building</a> design <del>character</del> , and landscape materials.<br><del>E</del> <a href="#">D</a> . Locate and design public spaces that <del>reflect and</del> enhance <a href="#">the public experience of</a> Anacortes's <del>character</del> 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.                                                                                                       | 10/2/24 - No PC comments.<br><br>Staff notes:<br>See note above about "character".<br>Recommended change:<br>Remove " <a href="#">character and</a> ", so the first sentence reads " <a href="#">Design public facilities to support and strengthen Anacortes's community identity</a> ". |



| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                                                                                                                           | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planning Commission Meeting Notes and Staff Recommendations                                                |
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| Goal LU-3.     | 10                   | <b>Historic Preservation. Protect, preserve, and celebrate Anacortes's historic, cultural, and archeological resources.</b>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/2/24 - No PC comments.                                                                                  |
| 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.                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10/2/24 - No PC comments.                                                                                  |
| 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.                                                                                                                                                                                                                | <del>Craft and maintain</del> Maintain zoning regulations to balance the need to accommodate anticipated growth while preserving the City's historic resources <del>and character</del> . 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.                                                                                                                                                                                                                                                                                                                                          | 10/2/24 – PC comment – Revise as follows: “....City's historic <a href="#">and cultural</a> resources....” |
| 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. | <del>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.</del> | 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 <a href="#">Chapters 19.43</a> and <a href="#">19.63 AMC</a> ) which address issues that touch upon historic design features such as residential porches, location of parking, commercial storefronts and building materials, etc. The local <a href="#">Historic Preservation Board</a> and the Washington State <a href="#">Department of Archaeology and Historic Preservation</a> also provide guidance on design for historic buildings. | 10/2/24 - No PC comments.                                                                                  |
| Policy LU-3.4  | 10                   | Participate in regional efforts to identify and preserve historic and cultural sites.                                                                                                                                                                                                                                                                                                                                                                                                                     | Participate in <a href="#">State and Tribal government</a> <del>regional</del> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10/2/24 - No PC comments.                                                                                  |
| 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.                                                                                                                                                                                                                                                                                                                                | <del>The city of Anacortes</del> <a href="#">Acquires</a> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10/2/24 - No PC comments.                                                                                  |



| Goal or Policy   | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                    | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                               | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                          | Planning Commission Meeting Notes and Staff Recommendations |
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| 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. |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                               | 10/2/24 - No PC comments.                                   |
| 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, <a href="#">through the use of resources like the Anacortes Museum, the local Historic Preservation Board, and the Downtown Anacortes Alliance.</a>                                            | Update is meant to note that the Anacortes Museum, the local Historic Preservation Board, and the new Downtown <a href="#">Anacortes Alliance</a> are good resources.                                                                                                                                                         | 10/2/24 - No PC comments.                                   |
|                  |                      |                                                                                                                                                                                                                                                                 | <b>New Policy:</b><br><br><a href="#">Adopt enforceable development regulations which designate heritage buildings and prohibit demolition by neglect.</a>                                                                                                                                                                                                                               | Directed by City Council Resolution 3161, item <del>A-10</del> <a href="#">LEG-2024-10</a> .                                                                                                                                                                                                                                  | 10/2/24 - No PC comments.                                   |
| <b>Goal LU-4</b> | <b>10</b>            | <b>Resource protection &amp; sustainable design. Maintain and enhance Anacortes's robust environmental stewardship.</b>                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                          | 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.                                                                                                         | 10/2/24 - No PC comments.                                   |
| Policy LU-4.1    | 10                   | Maintain and strengthen regulations to protect sensitive natural areas and pursue strategies/actions to restore degraded natural areas.                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                               | 10/2/24 - No PC comments.                                   |
| 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 <a href="#">of buildings, landscapes, streets, stormwater systems, and other elements in-of</a> new developments. <del>This can include, including,</del> forms of Low Impact Development, <a href="#">green building rating systems, renewable energy, and multimodal transportation.</a>                                | 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. | 10/2/24 - No PC comments.                                   |
| 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, <del>and/or</del> incorporate onsite renewable energy, <a href="#">reduce indoor and outdoor water use, reduce untreated stormwater runoff, and support multimodal transportation.</a> | This policy adds examples of other types of outcomes that can be explored.                                                                                                                                                                                                                                                    | 10/2/24 - No PC comments.                                   |
| 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.,                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                               | 10/2/24 - No PC comments.                                   |

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|                |                      | 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.<br>Key elements:<br>- Update public works standards, as necessary, to emphasize best practice sustainable design/practice.<br>- Incorporate consideration of physical health and well-being into the location and design of public facilities                                   | <del>Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events.</del><br><br>Key elements:<br><del>Update public works standards, as necessary, to emphasize best practice sustainable design/practice.</del><br><del>Incorporate consideration of physical health and well-being into the location and design of public facilities.</del>                                                                                                                                              | Removal suggested because it is an opportunity to combine/consolidate with Policy LU-2.2 above.                                                                                                                                                                                                                                   | 10/2/24 - No PC comments.                                   |
| 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 <a href="#">historic properties, environmentally sensitive areas, rural resource lands, or toward some other public benefit</a> . <del>property owners in sensitive natural/rural areas or toward some other public benefit.</del> | 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. | 10/2/24 - No PC comments.                                   |
| 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 <del>resource protection and sustainability goals</del> <a href="#">a monitoring and adaptive management program to increase fairness, transparency, and improved ecological outcomes for critical areas protection.</a> <del>monitor development to track success in meeting those goals, and refine the implementation strategy as needed to help meet goals.</del>                                                                                                                                                                  | 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.                                                                                                                                                       | 10/2/24 - No PC comments.                                   |
| Goal LU-5      | 11                   | <b>Community Gathering Space. Preserve and develop inviting and distinctive gathering spaces, with the greatest emphasis in Downtown and commercial areas.</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                   | 10/2/24 - No PC comments.                                   |
| 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. <a href="#">Require development adjacent to the trail to help complete the trail (such as with improvement dedications, easements, or fee-in-lieu) and provide public access to the water.</a>                                                                                                                                                                                     | <a href="#">This project is still in progress.</a> 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.                                     | 10/2/24 - No PC comments.                                   |
| Policy LU-5.2  | 11                   | Adopt development regulations that encourage the integration of usable public open space in commercial and mixed-use areas.                                                                                                                                                                                                                                                                         | <del>Maintain</del> 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.”                                                                                                                                                                                                                          | 10/2/24 - No PC comments.                                   |
| 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 <a href="#">public experience</a> <del>character and identity</del> 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.                                                                                                                                                   | 10/2/24 - No PC comments.                                   |

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| Policy LU-5.4  | 11                   | Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development.                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                        | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                 |
| Policy LU-5.5  | 11                   | Continue to encourage public participation in the design of public spaces throughout the City.                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                        | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                 |
| Goal LU-6      | 11                   | <b>Residential uses. Preserve and enhance the quality, character and function of Anacortes's residential neighborhoods.</b>                                                                                                                                                                                                                         | <b>Residential uses. Preserve and enhance the quality, <del>character</del> and function of Anacortes's residential neighborhoods.</b>                                                                                                                                                                                                                                                                                                                                  | Updated to limit the use of "character," as recommended by the RDI analysis.                                                                                                                           | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                 |
| 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.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                           |
|                |                      |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                        | Staff Note: For most of the proposed policy revisions to the LU-6.1 sub-policies below, city staff recommend using, for clarity, the specific Comp Plan Land Use Designation(s), verbatim, when describing areas where a particular housing type should be allowed or encouraged.                                                                                         |
|                | 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 <u>on all lots that allow for single-family homes. in all residential districts. Provide</u> <del>provided</del> size, design, and other <del>provisions</del> <u>standards which are compliant with state law. included to promote compatibility with surrounding uses.</u>                                                                                                                  | Revised to de-emphasize "compatibility" given new state law ( <u>RCW 36.70A.681</u> ) 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 <u>the medium density residential zones. Maintain design standards</u> <del>R3 zone provided design provisions</del> that emphasize a pedestrian-oriented design and the inclusion of usable open space <del>are included.</del>                                                                                                                     | This R3-specific policy was achieved in the 2019 development regulation update. Suggest updating to say "maintain." Other rewording for ease of reading.                                               | 10/2/24 – PC comment:<br>Does this include Old Town?<br><br>Staff:<br>No, it does not include Old Town. In Table LU-1, <i>Land Use Designations</i> , "Old Town" is its own Land Use Designation and implementing Zoning Designation.<br><br>Staff recommend replacing " <u>medium density residential zones</u> " with " <u>Residential Medium Density designation</u> " |
|                | 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) <u>including attached cottages, in most residential zones</u> <del>single family zones as an increasingly popular housing type. Maintain</del> <del>provided special design provisions standards are included to that</del> ensure a pedestrian-oriented design, inclusion of common open space, and <del>strict</del> 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. |                                                                                                                                                                                                                                                                                                                                                                           |

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|                | 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 <u>low and medium density residential zones</u> . <del>R3 and R4 zones.</del> <u>Maintain</u> <del>provided design provisions standards</del> that emphasize a pedestrian-oriented design and the inclusion of usable open space <del>are included.</del>                                                                                                                                                                              | 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.                                                                                                                                                                                                                                                 | Staff do not recommend adding duplexes and triplexes in the Residential Low Density 1 designation. Staff recommend replacing “ <u>low and medium density residential zones</u> ” with “ <u>Residential Low Density 2 and Residential Medium Density designations</u> ”.                            |
|                | 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 <u>medium and high density residential zones</u> <del>R-3, R-4</del> and on certain side streets in <u>commercial zones</u> <del>the C and CBD zones</del> as an efficient and popular form of housing for a large demographic of Anacortes’s population. <del>Design</del> <u>Maintain design</u> standards emphasizing pedestrian-oriented design, façade articulation, and usable open space <del>are particularly important.</del> | 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.                                                                                                                                                                                                   | Staff recommend replacing “ <u>medium and high density residential zones</u> ” with “ <u>Residential Medium Density and Residential High Density designations</u> ” to improve clarity. Also, replace “ <u>commercial</u> ” with “ <u>Commercial and Central Business District designations</u> ”. |
|                | 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 <u>medium and high density residential zones</u> <del>R-4 zone and under certain circumstances in the R3,</del> and along certain side streets in the <u>commercial zones</u> <del>C, and CBD zones.</del> <u>Apply multifamily and commercial design standards to these uses.</u> <del>Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.</del>   | 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. | Staff recommend replacing “medium and high density residential” with “ <u>Residential Medium Density and Residential High Density designations</u> ”.                                                                                                                                              |
|                | 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 <u>medium and high density residential zones</u> <del>and in commercial</del> <del>R-4 zone and in the C and CBD zones</del> above shops and on side streets. <u>Maintain</u> <del>D</del> design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space <del>are particularly important.</del>                                                                                  | 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.                                                                                                                                                                                                                                                 | Staff recommend replacing “ <u>medium and high density residential</u> ” with “ <u>Residential Medium Density and Residential High Density designations</u> ” to improve clarity. Also, replace “ <u>commercial zones</u> ” with “ <u>Commercial and Central Business District designations</u> ”. |



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|                | 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 <del>the commercial zones</del> <b>C and CBD zones</b> 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.                                                                                                                                                                                                                                                                                                                                                                                  | Staff recommend replacing “ <b>commercial zones</b> ” with “ <u>Commercial, Central Business District, and Marine Mixed Use designations</u> ”. |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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. | 10/2/24 - No PC comments.                                                                                                                       |
| 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.<br>Key concepts to consider in the design standards:<br>- A covered entry facing the street.<br>- Minimize the impacts of garages and driveways on the streetscape.<br>- Provide usable open space on all single family lots.<br>- Maximum floor area ratio to better ensure that homes are proportional to lot sizes.<br>- Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape. | <del>Maintain the following</del> <b>Adopt</b> design standards <b>for small lot development to promote neighborhood compatibility and enhance the livability of new housing</b> <del>for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character.</del><br>Key concepts <del>to consider in the</del> <b>for</b> design standards:<br>- A covered entry facing the street.<br>- Minimize the impacts of garages and driveways on the streetscape.<br>- Provide usable open space <del>on all single family lots.</del><br>- <del>Maximum floor area ratio to better ensure that homes are proportional to lot sizes.</del><br>- Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape. | 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.<br><br>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.                                                                                          | 10/2/24 - No PC comments.                                                                                                                       |
| 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:<br>- Emphasize pedestrian oriented building frontages.                                                                                                                                                                                                                                                                                                                                           | <del>Maintain the following</del> <b>Adopt</b> design standards for new multifamily development to promote neighborhood compatibility <b>and</b> <del>enhance the livability of new housing, and enhance the character of residential and mixed-use areas.</del><br>Key concepts <del>to emphasize in the</del> <b>for</b> design standards:<br>- Emphasize pedestrian oriented building frontages.<br>- Emphasize façade articulation consistent with neighborhood scale.                                                                                                                                                                                                                                                                                                                                                                                              | This policy was achieved in the 2019 development regulations update.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/2/24 - No PC comments.                                                                                                                       |

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|                |                      | <ul style="list-style-type: none"> <li>- Emphasize façade articulation consistent with neighborhood scale.</li> <li>- Integrate high quality durable building materials and human scaled detailing.</li> <li>- Provide for usable open space for residents.</li> <li>- Provide compatible site edges and sensitive service area design.</li> <li>- Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles.</li> <li>- Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents.</li> </ul> | <ul style="list-style-type: none"> <li>- Integrate high quality durable building materials and human scaled detailing.</li> <li>- Provide for usable open space for residents.</li> <li>- Provide compatible site edges and sensitive service area design.</li> <li>- Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles.</li> <li>- Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents.</li> </ul>           |                                                                                                                                                                     |                                                             |
| 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, <del>and other uses that provide places for people to gather,</del> senior centers <del>and other</del> <u>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> <del>respects the character and scale of</del> 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. | 10/2/24 - No PC comments.                                   |
| 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.                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     | 10/2/24 - No PC comments.                                   |
| Goal LU-7      | 14                   | <b>Downtown and South Commercial Avenue. Enhance the character and economic vitality of Downtown and the South Commercial Avenue corridor.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Downtown and South Commercial Avenue. Enhance the <u>public experience</u> <del>character</del> and economic vitality of Downtown and the South Commercial Avenue corridor.</b>                                                                                                                                                                                                                                                                                                                                                              | Suggest using the term “public experience” instead of “character” because the term gets closer to the describing the intent of the goal.                            | 10/2/24 - No PC comments.                                   |
| Policy LU-7.1  | 14                   | <p>Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes.</p> <p>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.</p>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     | 10/2/24 - No PC comments.                                   |

| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Reasoning for Proposed Policy Change                                                                                                        | Planning Commission Meeting Notes and Staff Recommendations |
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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:<br>- Integrate zoning flexibility to allow single purpose multifamily residential on most side streets.<br>- 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:<br>- <del>Integrate</del> <del>Maintain</del> zoning flexibility to allow single purpose multifamily residential on most side streets.<br>- <del>Consider increasing</del> <del>Increase the</del> flexibility <del>for</del> <del>of</del> minimum parking requirements.                                                                                                                                                                                                                                                                                                                                               | This policy was generally achieved in the 2019 development regulations update. Retain this policy to emphasize “maintaining” the standards. | 10/2/24 - No PC comments.                                   |
|                | 14                   | C. Craft and apply form-based design standards for downtown:<br>Key concepts to emphasize in the design standards:<br>- Reinforce the historic storefront pattern on Commercial Avenue.<br>- Accommodate a variety of pedestrian-friendly building frontages on side streets.<br>- Promote the continued preservation and restoration/rehabilitation of historic and contributing buildings.<br>- Promote façade massing and articulation that complements historical context.<br>- Integrate high quality durable building materials and human scaled detailing.<br>- Provide compatible site edges and sensitive rooftop and service area design.<br>- Locate and design off-street parking to minimize impacts to the retail and pedestrian environment. | C. <del>Craft and</del> <del>A</del> apply form-based design standards for downtown:<br>Key concepts <del>to emphasize in the</del> <del>for</del> design standards:<br>- Reinforce the historic storefront pattern on Commercial Avenue.<br>- Accommodate a variety of pedestrian-friendly building frontages on side streets.<br>- Promote the continued preservation and restoration/rehabilitation of historic and contributing buildings.<br>- Promote façade massing and articulation that complements historical context.<br>- Integrate high quality durable building materials and human scaled detailing.<br>- Provide compatible site edges and sensitive rooftop and service area design.<br>- 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. | 10/2/24 - No PC comments.                                   |
|                | 14                   | D. Emphasize downtown as the primary gathering place for Anacortes:<br>- Explore the development of a centralized public plaza space downtown.<br>- Continue to promote festivals and other special events downtown.<br>- Encourage the integration of public space and amenities associated with non-residential uses.<br>- Enhance the streetscape downtown to provide opportunities for outdoor dining, interaction, public art, and people watching.                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                             | 10/2/24 - No PC comments.                                   |
|                | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                             | 10/2/24 - No PC comments.                                   |
|                | 14                   | F. Craft and maintain zoning and design provisions that emphasize a graceful transition between downtown and adjacent residential neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F. <del>Craft and maintain</del> <del>Maintain</del> 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. | 10/2/24 - No PC comments.                                   |

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|                | 14                   | G. Encourage multi-story construction with underground or structured parking that facilitates transit-friendly densities and vibrant pedestrian-oriented streetscapes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
|                |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>New Policy:</b> <a href="#">Explore full or partial pedestrianizing of streets in Downtown to enhance public experience and economic vitality.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Recommend new policy based on public feedback and city council interest. Directed by City Council Resolution 3161, item A-9.                                                                                                                                                               | 10/2/24 - No PC comments.                                   |
|                | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
|                | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
| Policy LU-7.2  | 15                   | Strengthen the visual appearance and economic vitality of South Commercial Avenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
|                | 15                   | A. Maintain and strengthen the function of the corridor for retail, commercial, and service uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
|                | 15                   | B. Encourage residential development on side streets and in the form of mixed-use buildings (housing over shops) complementary to retail/service uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |
|                | 15                   | C. Craft and apply form-based design standards for South Commercial Avenue. Key concepts to emphasize in the design standards:<br>- Provide for pedestrian-friendly building frontages.<br>- Promote façade massing and articulation that reinforces Anacortes's character and scale.<br>- Integrate high quality durable building materials and human scaled detailing.<br>- Encourage the integration of public space and amenities associated with non-residential uses.<br>- Emphasize landscaping elements as a major character defining feature of the corridor.<br>- Provide compatible site edges and sensitive service area design.<br>- Locate and design off-street parking to minimize visual impacts to South Commercial Avenue. | C. <del>Craft and apply</del> <a href="#">Maintain</a> form-based design standards for South Commercial Avenue. Key concepts to emphasize <del>in the design standards:</del><br>- Provide for pedestrian-friendly building frontages.<br>- Promote façade massing and articulation that reinforces Anacortes's <a href="#">scale and community design</a> <del>character and scale.</del><br>- Integrate high quality durable building materials and human scaled detailing.<br>- Encourage the integration of public space and amenities associated with non-residential uses.<br>- Emphasize landscaping elements as a major character defining feature of the corridor.<br>- Provide compatible site edges and sensitive service area design.<br>- 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.<br><br>Suggest using the term "community design" instead of "character" because the term gets closer to the describing the intent of the goal. | 10/2/24 - No PC comments.                                   |
|                | 16                   | D. Design, implement, and maintain streetscape improvements to:<br>- Enhance the visual appearance of the corridor and character/identity of the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                            | 10/2/24 - No PC comments.                                   |



| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i> | Reasoning for Proposed Policy Change | Planning Commission Meeting Notes and Staff Recommendations                                         |
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|                |                      | <ul style="list-style-type: none"> <li>- Promote private investment in the corridor.</li> <li>- Enhance and promote non-motorized access and transit use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                            |                                      |                                                                                                     |
| Goal LU-8      | 16                   | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                            |                                      | 10/2/24 - No PC comments.                                                                           |
| Policy LU-8.1  | 16                   | <p>Enhance physical and visual access to the water.</p> <p>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.</p> <p>B. Enhance the pedestrian connections between downtown and Fidalgo Bay waterfront. Key considerations:</p> <ul style="list-style-type: none"> <li>- Improve pedestrian crossings on Q/R Avenue near Cap Sante Marina.</li> <li>- Consider options to re-establish logical connection between Q and Commercial Avenue near 12th Street.</li> </ul> <p>C. Explore improved transit connections to the Fidalgo Bay waterfront.</p> <p>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.</p> <p>E. In partnership with other organizations, such as the Port of Anacortes, consider options for a public boat ramp on Fidalgo Bay.</p> |                                                                                                                                                            |                                      | 10/2/24 – Is LU-8.1(A) regarding Gumes Channel trail duplicative of LU-5.1? Opportunity to combine? |
| Policy LU-8.2  | 16                   | <p>Encourage public/private partnerships to facilitate coordinated development that balances economic, public amenity, environmental, and historical/cultural preservation goals. Example concepts:</p> <ul style="list-style-type: none"> <li>- Infrastructure agreements.</li> <li>- Public space provisions.</li> <li>- Provisions to encourage special/active waterfront uses – including lodging/conference facilities, recreational/cultural facilities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                            |                                      | 10/2/24 - No PC comments.                                                                           |
| Policy LU-8.3  | 18                   | <p>Capitalize on maritime industry by making full use of sites already tailored to marine uses.</p> <p>A. Preserve Industrial-zoned land south of 22nd Street for future industrial businesses and potential for green industries.</p> <p>B. Encourage preservation of industrial waterfront at 22nd Street to provide for manufacturing access to water.</p> <p>C. Encourage the preservation of access to the dredged channel near 22nd Street.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                            |                                      | 10/2/24 - No PC comments.                                                                           |

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|                  |                      | E. Consider improvements and upgrades to the existing city haul-out facilities.<br>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.<br><br>A. Provide for physical and visual access to the water.<br>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.<br>C. Provide for pedestrian-friendly building frontages.<br>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.<br>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.<br>F. Encourage the integration of public space and amenities associated with non-residential uses.<br>H. Emphasize landscaping elements as a major character defining feature.<br>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.<br>J. Locate and design off-street parking to minimize negative visual impacts to pedestrian areas and uses. | <del>Maintain</del> <b>Adopt</b> form-based design standards for the central Fidalgo Bay waterfront that promote coordinated development that enhances Anacortes's unique marine character.<br><br>A. Provide for physical and visual access to the water.<br>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.<br>C. Provide for pedestrian-friendly building frontages.<br>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.<br>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.<br>F. Encourage the integration of public space and amenities associated with non-residential uses.<br>H. Emphasize landscaping elements as a major character defining feature.<br>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.<br>J. Locate and design off-street parking to minimize negative visual impacts to pedestrian areas and uses. | 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. | 10/2/24 - No PC comments.                                                                |
| Policy LU-8.5    | 18                   | Plans and regulations should take into account sea-level rise, tsunamis and other natural hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   | 10/2/24 - No PC comments.                                                                |
| <b>Goal LU-9</b> | <b>19</b>            | <b>Industrial &amp; Manufacturing Areas. Maintain and promote active use of industrial lands.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   | 10/2/24 - No PC comments.                                                                |
| Policy LU-9.1    | 19                   | Heavy manufacturing development should be contained in those general areas presently designated for Heavy Manufacturing (on March Point).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   | 10/2/24 - No PC comments.                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   | 10/2/24 - No PC comments.                                                                |
| 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 <del>development of</del> multiple <del>types of manufacturing</del> businesses <del>es manufacturing development</del> , providing a more stable economic base through diversity, as opposed to a single large manufacturing business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Edits for clarification.                                                                                                                                          | 10/2/24 - No PC comments.                                                                |
| 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. <a href="#">For example, ground-floor</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Edit suggested to support City Council Resolution 3161, item LEG-2024-18 and LEG-2024-21                                                                          | 10/2/24 – Discussion about whether the addition is helpful, ultimately determined it is. |

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|                |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">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.</a>                                                                                                                                                     |                                                                                                                                                                                                                                                                                         |                                                                                                                                  |
| 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.                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         | 10/2/24 - No PC comments.                                                                                                        |
| Policy LU-9.6  | 19                   | Develop industrial and manufacturing lands to minimize impacts on surrounding land uses, especially residential land uses.                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         | 10/2/24 - No PC comments.                                                                                                        |
| Policy LU-9.7  | 19                   | New or additional industrial and manufacturing development should comply with the following criteria:<br><br>A. Sewer, water, and communications services should be available or planned for the industrial site area.<br>B. New sites designated for industrial use should have convenient access to existing or planned highways or major arterials.<br>C. Consistent with the Environment and Conservation Element of the Comprehensive Plan. |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         | 10/2/24 - No PC comments.                                                                                                        |
| Goal LU-10     | 19                   | <b>Healthy Communities. Promote land use and community design that encourages healthy living and good connectivity between compatible uses.</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                         | 10/2/24 - No PC comments.                                                                                                        |
| 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 <a href="#">and design provisions</a> that facilitate a complementary mix of uses within <del>neighborhoods</del> <a href="#">mixed-use centers</a> <a href="#">and provide for safe and attractive non-motorized connectivity between uses and amenities.</a> <del>to</del> 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.                                                                                                | 10/2/24 – PC comment: Consider replacing “bicycling” with a broader term to include other forms of non-motorized transportation. |
| 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).                                                                                                                                                                    | <del>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).</del>                                                                                                     | 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. | 10/2/24 - No PC comments.                                                                                                        |
| Policy LU-10.3 | 19                   | Adopt development regulations that encourage the integration of recreational space with multifamily development.                                                                                                                                                                                                                                                                                                                                 | <del>Maintain</del> 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.                                                                                                                                                                                          | 10/2/24 - No PC comments.                                                                                                        |
| 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.                                                                                                                                                                                                                                              | <del>Integrate</del> <a href="#">Increase access to public</a> recreational amenities <a href="#">and activities accessible to for</a> all Anacortes residents, workers, and visitors <a href="#">including at public facilities which are located to serve the general public.</a> <del>with highest priority on locations, facilities, and activities that best serve the community.</del> | The meaning of this policy was not entirely clear. It has been updated to emphasize public projects.                                                                                                                                                                                    | 10/2/24 – The meaning of this policy is still not clear. Commissioner McCombs will provide some draft language.                  |

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| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      | 10/2/24 - No PC comments.                                          |
| <b>Goal LU-11</b> | <b>20</b>            | <b>Growth management &amp; regional coordination. Emphasize compact growth to minimize sprawl and protect Anacortes's Community Forestlands.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      | 10/2/24 - No PC comments.                                          |
| 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.<br><br>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.<br>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.<br>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.<br><br>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.<br>B. Provide for an adequate supply of land zoned for <del>commercial</del> <b>employment</b> uses to support 20-year <b>population and</b> employment allocations as required by Skagit County County-Wide Planning Policies.<br>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.                   | 10/2/24 - No PC comments.                                          |
| 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).<br><br>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.<br>B. Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.<br>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. | <del>Maintain</del> <b>Adopt</b> user-friendly and coordinated development regulations that facilitate Anacortes's preferred land use pattern (e.g., allowed density, uses, and site provisions).<br><br>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.<br>B. Monitor and refine the land use code as needed to facilitate the preferred land use pattern and <b>development character</b> .<br>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. | Add "maintain" since from time-to-time development regulations needed to be amended. | 10/2/24 - No PC comments. Note use of "character". Consider "form" |
| Policy LU-11.3    | 20                   | Allow new development only where adequate public services can be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      | 10/2/24 - No PC comments.                                          |
| 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.                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      | 10/2/24 - No PC comments.                                          |
|                   |                      | <b>New subheading: Climate focused goals and policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      |                                                                    |
| TBD               | TBD                  | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TBD                                                                                  |                                                                    |

# Anacortes Comprehensive Plan Update

## Housing Goals and Policies Tracker

**DRAFT** September 18, 2024

9/25/24 Planning Commission Discussion Version

With notes from 10/2 and 10/9 PC meetings

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### 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<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                                                                                                                                    | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                 | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Goal H-1       | 31                   | <b>Housing Supply and Variety. Provide for a sufficient quantity and variety of housing to meet community needs.</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                      | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy H-1.1   | 31                   | Provide for an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                      | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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. | <del>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.</del> <a href="#">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.</a> | 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.                                                                                                                                                                | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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 <a href="#">low and medium density residential zones</a> . <del>residential neighborhoods.</del>                                                                                                                                                                                                                                                                                                                  | 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.                                | 10/2/24 – PC comments: Clarify intent – does this open the door to townhouses in low density zones? Is Old Town included under the medium density residential category?<br><br>Staff:<br>Staff recommend removing "low and medium density residential zones" and retaining "neighborhoods" to better address the stated rationale for the proposed change. Recommended revised policy: "Integrate smaller housing types, such as cottages, duplexes, townhouses, and accessory dwelling units into neighborhoods." |
| 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 <a href="#">throughout</a> <del>of</del> 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 | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                      | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                    | Reasoning for Proposed Policy Change                                                                                                                                                                                                     | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                |                      |                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                               | preserve the limited land available for denser housing.                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy H-1.5   | 31                   | Encourage infill development on vacant or under-utilized land.                                                                                                                                                                    |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                          | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy H-1.6.  | 31                   | Evaluate barriers to achieving increased density in multifamily residential and mixed use zones and revise regulations if appropriate.                                                                                            |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                          | 10/2/24 - No PC comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 <a href="#">high-opportunity areas and</a> 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). | <p>10/2/24 – PC comments: Define “high opportunity”</p> <p>From MAKERS:<br/>High-opportunity areas/neighborhoods have attributes that have a positive effect on the economic mobility, health, and well-being of residents. These areas are often characterized by access to quality jobs, education, healthcare, healthy food, recreation, transit/transportation options, and lower exposure to environmental and health hazards.</p> <p>In other words, the closer a home is to civic and commercial services like transit, schools, jobs centers, and grocery stores, the more “opportunity” is available. This is often measured by outcomes like children rising out of poverty, achieving educational benchmarks, and a good state of public health statistics.</p> <p>Some helpful tools/resources:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.opportunityatlas.org/">https://www.opportunityatlas.org/</a></li> <li>• <a href="https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-010924.html">https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-010924.html</a></li> <li>• <a href="https://www.psrc.org/our-work/opportunity-mapping">https://www.psrc.org/our-work/opportunity-mapping</a></li> </ul> |
| 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, <del>enhance neighborhood character</del> , 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.                                        | 10/2/24 – PC comments: Change to “enhance neighborhoods”. Take out “character”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                            | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                               | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                          |
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| Policy H-1.9   | 32                   | Encourage demonstration projects of innovative housing types or programs, such as co-housing, tiny houses, or others.                   | Encourage <u>more development of innovative housing</u> <del>demonstration</del> projects <del>of innovative housing types or programs</del> <u>and strategies</u> , such as co-housing, <u>co-living, land trusts, sweat equity, co-location of housing with public facilities, tiny</u> <del>houses</del> , 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.                                              | 10/2/24 – No PC comments.                                                                                                                                                            |
| Policy H-1.10  | 32                   | Permit manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law.           |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10/2/24 – No PC comments.                                                                                                                                                            |
|                |                      |                                                                                                                                         | <b>New Policy</b><br><br><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.<br>(2025 Docket Item - LEG-2024-07).                                                                                                                                                                                                                                                                                   | 10/2/24 – PC comments:<br>PC members discussed pro's and con's, including concern about lack of community input when uses are permitted by right.                                    |
| Goal H-2       | 32                   | <b>Neighborhood Character. Promote the stability and vitality of residential and mixed use neighborhoods.</b>                           | <del>Neighborhood Character</del> <u>Form. Promote the stability and vitality of residential and mixed use neighborhoods</u> <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.<br><br>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.<br>(2025 Docket Item – LEG-2024-06) | 10/9/24 – PC comments – “over time” seems too vague.                                                                                                                                 |
| Policy H-2.1   | 32                   | Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns. | <del>Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns.</del><br><u>When necessary to meet housing needs over time, provide zoning changes that allow the next</u>                                                                  | Replace the current policy with a new policy that better aligns to the new goal suggested above.<br>(2025- Docket Item – LEG-2024-06)                                                                                                                                                                                                                                                                                                                                                                                     | 10/9/24 – PC comments – same as above.<br><br>From MAKERS:<br>Consider adding a second sentence that says something like "Evaluate housing and community needs every 10 - 20 years." |

| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                                                                                                                                            | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                                                         | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                |
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|                |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <a href="#">increment of housing throughout any neighborhood in Anacortes.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                              | The ten years comes from the fact there is a major Comprehensive Plan update every ten years. 20 years comes from the general planning horizon for the Comprehensive Plan. |
| Policy H-2.2   | 32                   | Develop design guidelines, standards or other measures to achieve the following benefits:<br>A. Allow growth without sacrificing Anacortes’s unique small town character.<br>B. Facilitate compatibility between existing and new housing.<br>C. Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods.<br>D. Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods. | <del>Maintain</del> Develop design <del>guidelines</del> , standards or other measures to achieve the following benefits:<br>A. Allow growth without sacrificing Anacortes’s unique small town character.<br>B. Facilitate compatibility between existing and new housing.<br>C. Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods.<br>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.                                                                                                                                                                                                                                                                          | 10/9/24 – No PC comments.                                                                                                                                                  |
| 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 <del>character and</del> condition of existing housing, <a href="#">especially for homes owned by seniors, low-income people, and people of color who may face mobility and/or financial barriers to home maintenance.</a>                                                                                                                                                                                                                                          | 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 disparities in homeownership. RDI analysis suggests the City work with organizations representing seniors and communities of color to prioritize any potential program funding. | 10/9/24 – No PC comments.                                                                                                                                                  |
| Goal H-3       | 32                   | <b>Housing Affordability. Provide for a range of housing opportunities to address the needs of all economic segments of the community.</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                  |
| Policy H-3.1   | 32                   | Encourage preservation, maintenance, and improvements to existing affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                  |
| 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 <del>goals-metrics</del> and strategies that promote the development of affordable <del>workforce</del> housing to meet local needs and monitor progress toward <a href="#">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.</a>                                                                                                                 | 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.<br><br>Refer to the HAP Section 6.4 for recommendations on how to monitor housing progress. This updated Housing                                                                                                                            | 10/9/24 – No PC comments.                                                                                                                                                  |

| Goal or Policy | Existing Page Number | Existing Goal or Policy Text                                                                                                                            | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                                                                                                                   | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planning Commission Meeting Notes and Staff Recommendations                                                                                                                                                                                                                                                                                                                                     |
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|                |                      |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                              | <p>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.</p> <p>With the edits, this policy may now fit better under Goal H-6, which relates to implementation and monitoring.</p>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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. |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                                                                                                                                                                                                                                       |
| Policy H-3.4   | 32                   | Support both rental and ownership forms of affordable housing in a variety of types and sizes.                                                          |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                                                                                                                                                                                                                                       |
| 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 <a href="#">high opportunity</a> areas <del>with good access to transit, employment, education, and shopping.</del>                                                                                                                                                                                                                          | <p>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).</p> <p>The use of “high opportunity” areas, widens the scope of appropriate areas for affordable housing while still including transit, employment education, and shopping areas.</p>                                                                                                                                                             | 10/9/24 – PC comments: Request a definition for “high opportunity”.                                                                                                                                                                                                                                                                                                                             |
| Policy H-3.6   | 32                   | Consider a housing levy to provide ongoing funding for affordable housing.                                                                              | <del>Consider</del> <a href="#">Explore</a> a housing levy to provide <del>ongoing</del> funding for <a href="#">construction and preservation of</a> affordable housing.                                                                                                                                                                                                                                    | More forward language suggested. The RDI analysis finds a levy has the potential to improve racially disparate impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/9/24 – PC comments: “Consider” is better word to use here.                                                                                                                                                                                                                                                                                                                                   |
| Policy H-3.7   | 32                   | Consider developing an inclusionary zoning program as a means of increasing the City’s affordable housing supply.                                       | <del>Consider developing</del> <a href="#">Explore the establishment of a Multifamily Tax Exemption (MFTE) program</a> <del>an inclusionary zoning program</del> as a means of increasing the City’s affordable housing supply. <a href="#">Consider the provisions recommended by the Housing Action Plan on the residential target area, eligible properties, duration, duration, and other standards.</a> | 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 | <p>10/9/24 – PC comments: Should reference to the HAP be taken out since it is only a menu of options? Staff recommend retaining reference to the HAP.</p> <p>What are the recommended residential target areas? The HAP recommends the following:<br/> 8-year program: CBD, C, R4 and R3A zones<br/> 12-year program: CBD, C, R4, and R3A zones<br/> 20-year program: CBD, C, and R4 areas</p> |

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|                |                      |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                      | 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.                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                                                                                                                     |
| 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.                                                         | <del>Evaluate land owned by the City and other public entities for use for affordable housing utilizing a community land trust,-or similar, -type model.</del><br><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.                        | 10/9/24 – PC comments:<br>Rewrite this as follows:<br>“Prioritize affordable housing developers (especially those serving communities of color), or other community-determined uses, when disposing of city-owned surplus land, consistent with the allowances of state law.” |
|                |                      |                                                                                                                                                                                                             | <b>New Policy</b><br><br><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.                                                                                                                                                                                                                        | 10/9/24 – No PC comments.                                                                                                                                                                                                                                                     |
| 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.         | <del>Develop and implement a</del> <u>Maintain and update the Anacortes Housing Action Plan, with a focus on</u><br><del>detailed affordable housing program that identifies specific actions to increase</del> <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. | 10/9/24 – PC comments:<br>End the sentence without the last phrase regarding addressing racial disparities.... Especially in light of the RDI report findings.                                                                                                                |
| Goal H-4       | 33                   | <b>Special Needs. Provide housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug &amp; alcohol rehab and mental health facilities.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                              | 10/9/24 – No PC comments.                                                                                                                                                                                                                                                     |

| Goal or Policy   | Existing Page Number | Existing Goal or Policy Text                                                                                                                                                                | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i>                                                                                                                                                    | Reasoning for Proposed Policy Change                              | Planning Commission Meeting Notes and Staff Recommendations                                     |
|------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Policy H-4.1     | 33                   | Provide accommodation throughout the city for housing for people with special needs and avoid concentrations of such housing.                                                               |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| Policy H-4.2     | 33                   | Encourage the development of senior-friendly housing opportunities, particularly in areas near services and amenities.                                                                      |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| 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.                                    |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| 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. |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| 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.      |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| 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 <a href="#">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.</a> | Added policy that shows consistency with requirements in HB 1220. | 10/9/24 – PC comments: Remove ....” throughout Anacortes” but keep “consistent with state law”. |
| <b>Goal H-5.</b> | <b>33</b>            | <b>Regional Collaboration. Actively participate and coordinate with other agencies in efforts to meet regional housing needs</b>                                                            |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| Policy H-5.1     | 33                   | Encourage local and regional affiliations and alliances to provide affordable housing.                                                                                                      |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| Policy H-5.2     | 33                   | Explore local and regional funding options to support development of housing for low- and moderate-income households.                                                                       |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| Policy H-5.3     | 33                   | Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.                                                      |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| <b>Goal H-6</b>  | <b>33</b>            | <b>Monitoring. Implement Housing Element goals in a manner that is efficient and transparent.</b>                                                                                           |                                                                                                                                                                                                                                                                                                               |                                                                   | 10/9/24 – No PC comments.                                                                       |
| 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 <a href="#">and the Housing Action Plan</a> are being achieved.                                                                                                                                                                     | More specificity recommended.                                     | 10/9/24 – PC comments – leave out reference to the Housing Action Plan.                         |

| Goal or Policy | Existing Page Number                               | Existing Goal or Policy Text                                                                                                                                                                               | First Draft Proposed Policy Revision<br><i>The policies will undergo at least another round of revisions before their estimated final adoption in 2025</i> | Reasoning for Proposed Policy Change | Planning Commission Meeting Notes and Staff Recommendations |
|----------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------|
| 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. |                                                                                                                                                            |                                      | 10/9/24 – No PC comments.                                   |
| 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.                                                |                                                                                                                                                            |                                      | 10/9/24 – No PC comments.                                   |
|                | New subheading: Climate focused goals and policies |                                                                                                                                                                                                            |                                                                                                                                                            |                                      |                                                             |
| TBD            | TBD                                                | TBD                                                                                                                                                                                                        | TBD                                                                                                                                                        | TBD                                  |                                                             |



## Libby Grage

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**From:** rlwaltr@aol.com  
**Sent:** Monday, October 28, 2024 6:35 PM  
**To:** Comp Plan  
**Subject:** att: Libby Grage re Comprehensive Plan Update/FLUM Amendments Commercial Ave/37 St

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

Dear Ms. Grage,

Thank you for taking the time to meet with me this afternoon regarding the proposed amendment to the Comprehensive Plan and the possible Neighborhood Commercial Overlay to be centered on the intersection of Commercial Avenue and 37th Street.

The DRAFT overlay currently shows lot P56600, the lot which includes my home at 3601 Commercial Avenue, as forming the northeasternmost corner of the proposed overlay. As we discussed, my wife and I own both lots P56600 and the adjacent lot P56599, immediately East of lot 56600. I write to request that the overlay be modified to include lot P56599, so that our property falls entirely within the proposed overlay.

If you have any questions regarding the above, please let me know. Thank you for your assistance in this matter.

Very truly yours,

Ralph L. Walter, AIA



## Libby Grage

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**From:** Dennis Clark <dennisbclark@hotmail.com>  
**Sent:** Sunday, November 3, 2024 2:47 PM  
**To:** Comp Plan  
**Subject:** 2025 Comp Plan Comments: Support for Increased Housing Density

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

I strongly support those proposed changes to the City of Anacortes Comprehensive Plan elements (goals, policies, and land use designations) that will **increase density for housing**.

Across parts of the country and certainly here in Skagit County and Anacortes, housing is unreasonably expensive. A major cause is single-family zoning and other unnecessarily restrictive zoning established by local governments. Anacortes should do its part to solve the problem by allowing increased housing density. At the very least, the proposed increased density in the draft Comp Plan should be approved. Frankly, I am surprised at how little upzoning is being proposed.

In my view, people suffer far more in imagination than in reality from modest increases in housing density. For years after becoming a member of the Anacortes community, I had worried about the potential development of a vacant lot next to our home. In 2021, development finally began. I groaned when I learned it would be a duplex. I imagined that having two sets of neighbors — greater density in other words — would detract from our quality of life. Three years later, I have come to see that my concerns were groundless. The swiftly-constructed duplex is attractive and the new neighbors — who are renters — are quiet and respectful. Increased density has led to exactly zero impact to us while allowing two more families to make a home in Anacortes. The new five-story multi-family building at O and 18<sup>th</sup> St. likely has had the same negligible impact in its neighborhood. That development, much feared in concept by some, is now obviously an attractive, beneficial addition to Anacortes.

The Anacortes City Council has a choice to make with this Comp Plan Update: will it make the sensible and necessary changes to increase housing density to improve affordability or will it listen to NIMBYs? I urge the former.

Sincerely,  
Dennis Clark  
Anacortes resident since 2011; homeowner since 2013

## Libby Grage

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**From:** Ian Munce <ianmunce@gmail.com>  
**Sent:** Sunday, November 3, 2024 1:05 PM  
**To:** Libby Grage  
**Subject:** Munce Comments on the November 6 Land Use Spreadsheet

\*\*\*\*\* 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 November 6 Meeting, add it to the record for their November 13 Public Hearing, and add it to the Comment Section of the 2025 Update webpage. Thank you.

Dear Planning Commissioners,

### Overview

The very first current Land Use Element Goal, **LU-1**, is to “Establish a development pattern consistent with the community’s vision”. Attachment A to this submittal (forwarded separately) is the current community vision. Please note that this community vision is “... based on extensive community visioning efforts and crafted by the Community Advisory Committee, Planning Commission, and City Council”. Twenty nine values statements “further define and clarify the vision by identifying values to embrace and achieve in the next twenty plus years”.

There has been no City initiative associated with the 2025 Periodic Update to engage in the extensive public process necessary to revise this Community Vision and the accompanying Values Statements and there has been no well-reasoned proposal to change the Land Use Element Goal of “establishing a development pattern consistent with the community’s vision” and “promote compatible pedestrian-orientated development that respects Anacortes’ **historic character and small town scale** while strengthening its unique marine identity. **LU-2**.

These Values Statements include the following in the ‘Pursue Environmental Sustainability’ section: “embrace a conservation ethic”, “prepare for ... climate change”, and “adopt innovative and environmentally sensitive development practices”. In the ‘Provide a Supportive and Connected Community’ section the City is to “utilize residents’ extensive knowledge and experience”. In the ‘Pursue Economic Vitality’ section the City is to “leverage our natural and recreational amenities”. Finally, in the ‘Embrace a Culture that Celebrates Anacortes’ History and Natural Setting’ section the City is to “preserve our historic places and natural surroundings” and to “develop design standards reflecting **small-town scale and character**”.

### Specifics

The following comments and proposals focus on vetting the proposed Land Use Element changes through the lens of the City’s established Community Vision and accompanying Values Statements.

#### **Goal LU-1**

Of particular importance is that no change is proposed to Policy LU1.4, a policy that directs the City to “Implement land use designations through a clear regulatory process that ensures **transparency, fairness, and predictability in the land development process**”. Please expand the reference to fairness to “fairness to both developers and neighbors” and keep this Values Statement at front of mind going forward.

### Goal LU-2 and LU-3

The proposal to change this goal from “respecting Anacortes’ historic character” to “respecting Anacortes’ historic qualities” is simply inconsistent with the City’ established Vision and Values Statements. Please retain the existing language and add “; the City will establish development regulations that do not exclude people of color from any City neighborhood”. For the same reason the reference to character and scale in LU Policies 2.1 and its sub policies, in 2.2, and in 3.2 needs to be retained.

Policy 3.3 needs to be retained in its entirety. Deletion of a sound policy that implements the City’ Vision and Values Statements because current funding is not available is not a valid reason for a Planning Commission recommendation. The fact that current design standards “touch upon historic design features” is an inadequate response, as is the reference to “guidance” when other references to the use of guidance are proposed for elimination.

### Goal LU-4

The Goal of “maintaining and enhancing Anacortes’ robust environmental stewardship” is fundamental to this community’s vision and values and needs to be retained without change.

The overarching importance of Policy 4.1, “Maintain and **strengthen** regulations to protect sensitive natural areas and pursue strategies/actions to **restore degraded natural areas**”, needs to be highlighted by including it in an expanded Goal LU-4: “Maintain and enhance Anacortes’ robust environmental stewardship; this will specifically include maintaining and strengthening regulations to protect sensitive natural areas and pursue strategies/actions to restore degraded natural areas”.

Policy 4.6 needs to be expanded to provide a second example as follows: “A second example is the re-adoption of the City’s Planned Unit Development regulations, regulations that allowed developers for decades to achieve the full permitted density by clustering housing outside critical areas and preserving these critical areas in perpetuity”. This will remove the current incentive for prospective developers to persuade the City to sidestep critical area protections and postpone implementation of **LU-Policy 4.1** as to strengthening protective regulations and restoring degraded natural areas.

### Goal LU-6

The proposal to delete the reference to “character” in the current goal of “preserving and enhancing the quality, character, and function of Anacortes’ residential neighborhoods” is contrary to the Vision and Value Statements. It is noteworthy that this policy refers to “residential neighborhoods” plural and not to “residential areas”, implicitly recognizing that the City is made up of multiple distinct neighborhoods, e.g. Old Town and Skyline. A housing proposal might fit very well in one neighborhood but not in another.

Policy 6.1(A) needs to recognize this as to ADUs. In keeping with the Vision and Values Statements it may well be possible “... to promote compatibility with surrounding uses” and still comply with State law as to ADUs. It is simply premature to reach a conclusion at this time. The staff proposal for Policy 6.1(D) is an appropriate recognition of the unique natural features of the R1 zone.

Policy 6.2 currently reads: “Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit”. This is a fundamental planning principle and one that is essential to achieving the Vision and Value Statements. It is not to be discarded but rather expanded with the qualifier that “the City will establish development regulations that do not exclude people of color from any City neighborhood”. Again, the Housing Guidance Document excluded stakeholders from homeowners associations, neighborhood groups, and environmental groups and the survey was not a random sample survey. It has not been vetted against the Vision and Values Statement, nor has it had its housing recommendations reviewed under the State Environmental Policy Act or had the housing recommendations put forward by real estate and development interests balanced against competing neighborhood and environmental goals and policies.

Policy 6.5 needs to be retained as is in order to give meaning to the Vision and Values Statements. Standards for allowing some compatible nonresidential uses in residential zones need to be crafted with criteria in mind. The proposed language “Compatible with the neighborhood” has little or no meaning. The current language that calls for “respecting the character and scale of the neighborhood” needs to be retained. Again, what might work well in one neighborhood might simply not fit in another. Finally, there is simply no obvious connection between locating a neighborhood grocery store and any RDI analysis.

**GOAL LU-7** needs to be retained as is in order to give meaning to the Vision and Values Statements. Too many people have worked for decades to build a Downtown **character** for this to be reduced to a “public experience”.

Policy LU-11.2 needs to be retained as is in order to give meaning to the Vision and Values Statements. New development in Anacortes needs to have “character” in order to fit into our vibrant and thriving community. This community deserves a great deal more than a vague reference to “development form”.

### **Conclusion**

Residents want and deserve a meaningful say in what happens in their neighborhood and town. Changes to the Land Use Element need to be carefully crafted to respect these wishes.

## Libby Grage

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**From:** Ian Munce <ianmunce@gmail.com>  
**Sent:** Sunday, November 3, 2024 3:56 PM  
**To:** Libby Grage  
**Subject:** Munce Comments on the November 6 Housing Spreadsheet

\*\*\*\*\* 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 November 6 Meeting, add it to the record for their November 13 Public Hearing, and add it to the Comment Section of the 2025 Update webpage. Thank you.

Dear Planning Commissioners,

### Overview

The very first current Land Use Element Goal, **LU-1**, is to “Establish a development pattern consistent with the community’s vision”. Attachment A to this submittal (forwarded separately) is the current community vision. Please note that this community vision is “... based on extensive community visioning efforts and crafted by the Community Advisory Committee, Planning Commission, and City Council”. Twenty nine values statements “further define and clarify the vision by identifying values to embrace and achieve in the next twenty plus years”.

There has been no City initiative associated with the 2025 Periodic Update to engage in the extensive public process necessary to revise this Community Vision and the accompanying Values Statements and there has been no well-reasoned proposal to change the Land Use Element Goal of “establishing a development pattern consistent with the community’s vision” and “promote compatible pedestrian-orientated development that respects Anacortes’ **historic character and small town scale** while strengthening its unique marine identity. **LU-2.**

These Values Statements include the following in the ‘Pursue Environmental Sustainability’ section: “embrace a conservation ethic”, “prepare for ... climate change”, and “adopt innovative and environmentally sensitive development practices”. In the ‘Provide a Supportive and Connected Community’ section the City is to “utilize residents’ extensive knowledge and experience”. In the ‘Pursue Economic Vitality’ section the City is to “leverage our natural and recreational amenities”. Finally, in the ‘Embrace a Culture that Celebrates Anacortes’ History and Natural Setting’ section the City is to “preserve our historic places and natural surroundings” and to “develop design standards reflecting **small-town scale and character**”.

### Specifics

The following comments and proposals focus on vetting the proposed Housing Element changes through the lens of the City’s established Community Vision and accompanying Values Statements.

First, it should be noted that Housing Guidance Document referred to in this Element excluded stakeholders from homeowners associations, neighborhood groups, and environmental groups and the survey was not a random sample survey. It has not been vetted against the Vision and Values Statement, nor has it had its housing recommendations reviewed under the State Environmental Policy Act or had the housing recommendations put forward by real estate and development interests balanced against competing neighborhood and environmental goals and policies.

As to Policy H-1.7, the notion of “high opportunity areas” fits well with large metropolitan areas but is out of place in a small town such as ours.

As to Policy H-1.8, new subdivisions need to “enhance neighborhood character”. It is simply what our residents expect.

As to the proposed new policy of “maintaining development regulations that permit allowed residential uses by right and avoid conditional uses”, this will please developer interests but not allow the Vision and Value Statements to be adequately realized. Anacortes has multiple neighborhoods, each with distinctive character, and residents simply will not accept a one size fits all approach. What fits well in one neighborhood may be inappropriate in another.

As to Goal H-2, it remains important to “promote the stability and vitality of residential and mixed use neighborhoods”. This goal needs to be retained. It is simply not necessary to refer to either “neighborhood character” or to “neighborhood form” in the heading. The proposed substitute language needs to be tabled until the consultants/staff can set forth a framework that can ensure that extreme neighborhood changes do not occur over a short period of time. A conditional use approach has been established in this town for decades to manage the scale and scope of change. It not only needs to be retained but expanded upon in a manner that ensures meaningful public input is addressed.

As to Policy H-2.1, it fits well with current Goal H-2 and needs to be retained.

As to Policy H-3.5, it needs to be retained without change and the metropolitan notion of “high opportunity areas” dropped entirely.

As to Policy H-3.7, the Housing Guidance Document is just a menu of options, options that still need to be evaluated against the Vision and Value Statements, to be subject to SEPA review, and to be balanced against competing Comprehensive Plan policies.



## Planning Commission Agenda Bill

**Meeting Date:** November 6, 2024

**Agenda Item:** 5.c.

**Subject:** 2025 Comprehensive Plan Update - Potential Future Land Use Map amendments - continued discussion

**Staff Contact:** LIBBY GRAGE, John Coleman

**Approved for Submittal to Commission by**

John Coleman

John Coleman

**Action Type**

Discussion

**Summary Statement:** At the October 30, 2024 Planning Commission meeting, applicants with Future Land Use Map (FLUM) amendment requests presented their map amendment proposals. The Planning Commission will hold a public hearing on the FLUM amendment requests at their November 13, 2024 meeting. Staff put the FLUM amendments on today's agenda to give the Planning Commission the opportunity to ask any questions about the amendments before the public hearing. The applicants are not expected to attend. If the Planning Commission doesn't have any questions, then the commission can move on to the next agenda item. Attached are the same exhibits that were included with the October 30, 2024 Planning Commission meeting packet.

**Background:** As part of the 2025 Comprehensive Plan update process, the City is studying potential changes to the Comprehensive Plan's Future Land Use Map (FLUM). The potential changes include property-owner amendment requests docketed by the Anacortes City Council in Resolution 3161, and those suggested by the City staff/consultants. At the October 30 PC meeting, the property owners/applicants presented their amendment requests. For tonight's meeting, staff will be prepared to answer any additional PC questions.

The Comprehensive Plan's Land Use Element divides the City into 15 different land use designations as shown on the Future Land Use Map (FLUM) and described within Table LU-1. The FLUM is a visual depiction of the long-term vision of how and where the City will grow and change to accommodate expected population and job growth. The FLUM designates the general distribution and extent of proposed uses of land, including housing, industry, recreation, open space, general aviation airports, public utilities and facilities, and other land uses.

Each future land use designation includes one or more implementing zoning designations. The Zoning Map depicts the zoning designations for all areas of the city. The FLUM is different from the Anacortes Zoning Map in that the FLUM is about what is planned in the future, and the Zoning Map is about what is allowed today. Zoning designations are more specific than the future land use designations shown in the FLUM, and zoning designations 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 decisions about zoning and development regulations.

**Previous Action:** October 30, 2024 - Planning Commission meeting, applicants with Future Land Use Map (FLUM) amendment requests presented their map amendment proposals.

[July 15, 2024](#) - City Council special work session to hear presentations from FLUM amendment (and other) petitioners.

[July 22, 2024](#) - City Council adoption of [Resolution 3161](#) establishing a docket for the 2025 Comprehensive Plan Update (including FLUM amendment requests).

[September 25, 2024](#) - Initial introduction of FLUM amendment requests to Planning Commission.

**Competing Viewpoints Considered:** A public hearing is scheduled for November 13, 2024 at 6:00 PM. Written comments may be submitted any time to [compplan@anacorteswa.gov](mailto:compplan@anacorteswa.gov).

**Recommended Motion:** None - presentations and discussion only

**Alternative Actions:** N/A

**Attachments (listed in order presented):**

1. Resolution 3161 Establishing the docket for the 2025 Comp Plan Update
2. Potential Future Land Use Map (FLUM) Amendments (with detailed site maps)
3. LEG-2024-11: Signal Hill UGA Expansion petition
4. LEG-2024-12: FIdalgo Pool & Rec District petition
5. LEG-2024-13: Port of Anacortes - Rockwell petition
6. LEG-2024-14: Port Of Anacortes Cap Sante Marina petition
7. LEG-2024-15: Port of Anacortes MarineTerminal petition
8. 2021 Docket - Skillings petition
9. 2016 Adopted Future Land Use Map
10. Offical Zoning Map

## **Resolution No. 3161**

### **A Resolution Establishing a Docket for the 2025 Anacortes Comprehensive Plan and Development Regulations Periodic Update**

**Whereas** the City of Anacortes adopted its first Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) on August 19, 1991;

**Whereas** RCW 36.70A.130(1)(a) and (4)(b) require that, by December 31, 2025, the City of Anacortes take legislative action to review and, if needed, revise its comprehensive plan and development regulations to ensure the plan and regulations comply with the requirements of the GMA;

**Whereas** the primary purpose of the required periodic review and update is to ensure local plans and regulations are consistent with recent changes to state law and updates to countywide planning policies, and to update information such as population changes and infrastructure and needs;

**Whereas** the Department of Planning, Community and Economic Development (PCED) Department completed the Washington State Department of Commerce (Commerce) Periodic Update Checklist for Fully-Planning Cities to identify components of the Comprehensive Plan and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update in 2016;

**Whereas** the Anacortes Municipal Code (AMC) Chapter 19.16 *Legislative Actions* establishes a program and process for early and continuous public participation for land use legislation consistent with RCW 36.70, the Growth Management Act, and applies to adoption and amendment of the Comprehensive Plan, the Comprehensive Plan land use map, and implementing development regulations;

**Whereas** AMC 19.16.050 sets out the docketing process, which provides an annual process to receive petitions for and consider amendments to the Comprehensive Plan and implementing development regulations;

**Whereas** the City Council adopted Resolution 3156 establishing a Public Participation Plan (PPP) for the 2025 Comprehensive Plan Periodic Update on May 28, 2024, and the PPP has been broadly disseminated to the public;

**Whereas** in accordance with the adopted 2025 Comprehensive Plan Periodic Update Public Participation Plan, the City plans to merge the 2024 annual docket with the 2025 periodic update review process and extended the deadline for submitting amendment petitions to June 30, 2024;

**Whereas** the City received multiple petitions to amend the Comprehensive Plan and development regulations from members of the public and non-city government entities;

**Whereas** the PCED Department published notice of a public hearing and written comment period on July 3, 2024;

**Whereas** the City Council held a special work session on July 15, 2024, with the Planning Commission in attendance, to hear presentations from amendment petitioners and to discuss City Council members recommendations and priorities for inclusion in the 2025 Comprehensive Plan Periodic Update;

**Whereas** Attachment B contains a list of all amendment petitions received from the public and amendment suggestions received from councilmembers;

**Whereas** the City Council held a public hearing on the 2025 Comprehensive Plan Periodic Update Docket on July 22, 2024 where the City Council deliberated on the petitions, including consideration of public comments received and staff's docketing recommendations, and decided to include, exclude, or defer each amendment petition, which decision is shown for each petition listed in Attachment B;

**Whereas** the City has not yet completed review of the 2021 Docket established by Resolution 3042, adopted July 12, 2021 and the City Council elected to include the 2021 Docket items on the 2025 Docket of Comprehensive Plan and Development Regulation Amendments;

**Whereas** the proposals the City Council elected to include on the 2025 Docket of Comprehensive Plan and Development Regulation Amendments are listed in Attachment A;

**Whereas** amendment proposals placed on the docket will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the City Council; however, placing a proposal on the docket does not imply its ultimate approval;

**Now, therefore it is hereby resolved by the Anacortes City Council** that the 2025 Docket of Comprehensive Plan and Development Regulation Amendments is hereby adopted and attached as Attachment A.

**PASSED and APPROVED** on this 5<sup>th</sup> day of August 2024.

**CITY OF ANACORTES**

By   
Matt Miller, Mayor

**ATTEST:**

  
Steven D. Hoglund, City Clerk

**APPROVED AS TO FORM:**

  
Darcy Swetnam, WSBA #40530  
City Attorney

# Attachment A

## 2025 Comprehensive Plan and Development Regulations Periodic Update Docket\*

| Item Number      | Title /Applicant                                                                                              | Summary                                                                                                                                                                                                                                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | 2021 Docket                                                                                                   | Review and disposition of the 2021 Docket established by Resolution 3042, adopted July 12, 2021, has not been completed and is included as part of this docket.                                                                                                                                                                 |
| <b>Comp Plan</b> |                                                                                                               |                                                                                                                                                                                                                                                                                                                                 |
| LEG-2024-01      | Move the Comprehensive Plan onto the Code Publishing website                                                  | Reformat the Comprehensive Plan for ease of display on the website                                                                                                                                                                                                                                                              |
| LEG-2024-02      | Extract Volume 2 of the Comprehensive Plan into a standalone background document                              | Extract Volume 2 and structure it as a standalone background document to be maintained separately from the Comprehensive Plan                                                                                                                                                                                                   |
| LEG-2024-03      | Consolidate standalone Parks Plan into the Comprehensive Plan                                                 | Migrate the content from the existing Parks and Recreation Master Plan into the Comprehensive Plan, negating the need for a standalone parks plan                                                                                                                                                                               |
| LEG-2024-04      | Integrate planning for the Senior Activity Center into the Comprehensive Plan                                 | Incorporate detailed planning for senior activities and potential expansion of the senior center's programs and physical building. The Senior Activity Center Foundation has offered to potentially provide funding to the city to do such planning                                                                             |
| LEG-2024-05      | Add all unincorporated ACFL parcels to the Urban Growth Area                                                  | Petition the County to add all City-owned ACFL parcels to the City's UGA. Parcels where the City has extinguished the development rights through conservation easements held by Skagit Land Trust, would constitute a "no-growth" UGA petition, which would not require the usual calculations and justifications for expansion |
| LEG-2024-06      | Allow the next increment of housing development in neighborhoods and avoid big jumps in development intensity | Include new policies reflecting the principles that zoning should allow the next increment of housing in all neighborhoods and should disallow sudden radical change in neighborhoods                                                                                                                                           |
| LEG-2024-07      | Make all housing types allowed by right, not conditional use                                                  | Adopt a new policy declaring that housing types, where they are allowed in a zone, must be allowed as an outright use, not a conditional use                                                                                                                                                                                    |



|                                   |                                                                                            |                                                                                                                                                                                                                                                                                                                                                                         |
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| LEG-2024-08                       | Pursue walkability/bikability improvements as a primary policy goal                        | Rework Policy LU-10.1 to recognize that encouraging walking and bicycling means providing opportunities through zoning for more local services, such as neighborhood groceries or coffee shops to be accessible within walking distance of residences. Consider pedestrian overlays, prescribe protected bike lanes whenever possible in future transportation projects |
| LEG-2024-09                       | Consider pedestrianizing streets in the CBD                                                | In Goal LU-7, add policies to consider pedestrianization or partial pedestrianization of streets where it makes sense to connect pedestrian-heavy land uses with Commercial Ave.                                                                                                                                                                                        |
| LEG-2024-10                       | Require historic preservation of heritage buildings                                        | Add policies that direct the development of enforceable historic presentation regulations to designate heritage buildings and prohibit demolition by neglect                                                                                                                                                                                                            |
| LEG-2024-11                       | “Simitar Ranch UGA Expansion”<br>- Signal Hill Family Limited Partnership                  | Expand the Anacortes Urban Growth area to include Parcels P20014, P20013, P19979                                                                                                                                                                                                                                                                                        |
| LEG-2024-12                       | “Fidalgo Park & Recreation District Public Zoning”<br>- Fidalgo Park & Recreation District | Amend the Future Land Use Map designation of multiple parcels near the Fidalgo Pool and Fitness Center from Residential Medium Density to Public                                                                                                                                                                                                                        |
| LEG-2024-13                       | “Rockwell Light Manufacturing Zoning Reconsiderations”<br>- Port of Anacortes              | Amend the Future Land Use Map designation of a portion of 3 parcels near the Anacortes Airport from Aeronautical Zone to Light Manufacturing                                                                                                                                                                                                                            |
| LEG-2024-14                       | “Cap Sante Marina Zoning Harmonization Scheme”<br>- Port of Anacortes                      | Amend the Future Land Use Map designation of multiple parcels associated with the Cap Sante Marina from Commercial and Marine Mixed Use to Commercial Marine                                                                                                                                                                                                            |
| LEG-2024-15                       | “Marine Terminal Zoning Harmonization Scheme”<br>- Port of Anacortes                       | Amend the Future Land Use Map designation of a parcel (P55355) located just west of the terminus of 2nd Street from Light Manufacturing to Manufacturing and Shipping                                                                                                                                                                                                   |
| Development Regulation Amendments |                                                                                            |                                                                                                                                                                                                                                                                                                                                                                         |
| LEG-2024-16                       | Adopt interim ordinance for application review time periods                                | Adopt an interim ordinance that would immediately adopt the new time periods for application review required under 2SSB 5290 (2023); and provide the Planning Department authority to expire applications where the applicant is not responsive; and provide an option for the applicant to contest multiple requests for more information on their same application    |
| LEG-2024-17                       | Streamline permit review                                                                   | Amend AMC 19.20.030, Types of Review, to expedite minor permit applications. Change low-value shoreline substantial development permits to a Type 2 Administrative Decision (with public notice and comment). Change higher-value SSDP's to a Type 3 Hearing Examiner Decision and adjust the dollar threshold upward, given modern development costs                   |

|             |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEG-2024-18 | Amend the Manufacturing and Shipping zone to ensure any replacement of the Marine Supply building is consistent with the main street downtown core | Change the MS code to allow up to 6,000-8,000 sf of retail sales on the ground floor abutting Commercial Ave. south of 2nd St. Amend the MS zone to permit and require a zero street setback from Commercial Ave                                                                                                                                                                                                                                                                                                                        |
| LEG-2024-19 | Update street standards block by block                                                                                                             | Perform a block-by-block analysis to identify streets and neighborhoods that need to be upgraded and those that should remain as they are or receive more limited improvements. Maintain the analysis as a GIS layer and adopt after substantial outreach and public participation. Consider costs of ongoing maintenance when deciding where to build out full-width streets and sidewalks. Do not seek to impose default city street standards where neighborhood character is dependent on narrow low-volume streets and tree canopy |
| LEG-2024-20 | Consider Housing Action Plan recommendations                                                                                                       | Consider the HAP recommendations as a menu and select individual measures to pursue. Consider incentivizing townhouses over cottage housing in appropriate zones, especially close to the downtown core                                                                                                                                                                                                                                                                                                                                 |
| LEG-2024-21 | Industrial Zone permitted uses<br>- MJB Properties                                                                                                 | Amend AMC Table 19.41.050 to add daycare facilities, heavy service, indoor recreation, and self-service storage as permitted or conditional uses in the Industrial zone                                                                                                                                                                                                                                                                                                                                                                 |
| LEG-2024-22 | Revise Bonus Incentives in the MMU zone, east of Q Ave.<br>- MJB Properties                                                                        | Amend Figure 19.42.070(4) to change the minimum developer-provided public park space area to qualify for bonus incentives from 10,000 to 5,000 sf; do not require dedication to the city                                                                                                                                                                                                                                                                                                                                                |
| LEG-2024-23 | MMU maximum north/south oriented building width limitation<br>- MJB Properties                                                                     | Amend AMC 19.42.120(C)(5)(c) to eliminate the 150' maximum width in the north/south orientation for buildings taller than four stories or more than 50' tall                                                                                                                                                                                                                                                                                                                                                                            |
| LEG-2024-24 | Horizontal setback requirement for buildings exceeding the maximum base height in the CBD and MMU zones<br>- MJB Properties                        | Amend AMC 19.42.120(C)(7) to remove or clarify the requirement for buildings exceeding the maximum base height that there be a minimum 8' horizontal setback along at least 75% of the facade somewhere between the ground floor and top floor                                                                                                                                                                                                                                                                                          |
| LEG-2024-25 | MMU zone single-purpose residential use limitations calculations<br>- MJB Properties                                                               | Amend AMC 19.43.010(G)(3)(C) and AMC 19.43.010(H)(3)(b) and 19.43.020(C)(3)(b) to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single-purpose residential or assisted living uses                                                                                                                                                                                                                                                                                        |

|             |                                                                                                        |                                                                                                                                                                                            |
|-------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEG-2024-26 | Driveway cut widths<br>- MJB Properties                                                                | Amend Table 19.53.30(F) to provide the Public Works Director with the authority to approve driveway cut widths greater than 30 feet                                                        |
| LEG-2024-27 | Balcony projection allowance into setback that is required to provide solar access<br>- MJB Properties | Amend AMC 19.62.030(C) to clarify balcony setbacks requirements for units that have their only solar access (windows) facing an interior side property line                                |
| LEG-2024-28 | Shared roof decks<br>- MJB Properties                                                                  | Amend AMC 19.62.040(B)(1)(e) to allow multifamily buildings in a horizontal mixed-use development to fulfill 100% of their required internal open space requirement with shared roof decks |
| LEG-2024-29 | Indoor recreation uses in the LM1 zone<br>- Erik Bowman                                                | Amend AMC 19.41.050 to add “Indoor Recreation” as a permitted use in the LM1 zone                                                                                                          |
|             |                                                                                                        |                                                                                                                                                                                            |

\* Items that are required to be reviewed and revised for consistency with the Growth Management Act and items that are recommended by the WA State Department of Commerce to be reviewed and updated to reflect the latest local conditions are NOT included in this list. See the Commerce checklist for more information.

Additionally, this list is not intended to preclude consideration of new topics and issues as they arise through review of public comments or staff review during the periodic review and update process.



# Attachment B

## List of All Proposals Received for Consideration During the 2025 Comprehensive Plan and Development Regulations Periodic Update

Per AMC 19.16.050(D), the City Council must include, exclude, or defer each petition.

- 1. **Include.** The City Council’s decision to include a petition in the docket is procedural only and does not constitute a decision by the city council as to whether the amendment will ultimately be approved.
- 2. **Exclude.** The City Council’s decision to exclude a petition from the docket terminates the petition.
- 3. **Defer.** The City Council’s decision to defer a petition means that the City Council will consider the petition for docketing in the next annual amendment cycle.

Council made motions to Include, Exclude or Defer each of the items below at their July 22, 2024 meeting. Their motions were recorded in the Action column. The items that Council chose to include will be imported into Attachment A of Resolution 3161, which will be on the Council agenda on August 5, 2024.

| 2025 Comprehensive Plan Amendment Proposals |                                                                                  |                                                                                                                                                                                                                                                      |         |
|---------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                             | Title /Applicant                                                                 | Summary                                                                                                                                                                                                                                              | Action  |
| A. Councilmember Walters’ proposals         |                                                                                  |                                                                                                                                                                                                                                                      |         |
| A-1                                         | Move the Comprehensive Plan onto the Code Publishing website                     | Reformat the Comprehensive Plan for ease of display on the website                                                                                                                                                                                   | Include |
| A-2                                         | Extract Volume 2 of the Comprehensive Plan into a standalone background document | Extract Volume 2 and structure it as a standalone background document to be maintained separately from the Comprehensive Plan.                                                                                                                       | Include |
| A-3                                         | Consolidate standalone Parks Plan into the Comprehensive Plan                    | Migrate the content from the existing Parks and Recreation Master Plan into the Comprehensive Plan, negating the need for a standalone parks plan.                                                                                                   | Include |
| A-4                                         | Integrate planning for the Senior Activity Center into the Comprehensive Plan    | Incorporate detailed planning for senior activities and potential expansion of the senior center’s programs and physical building. The Senior Activity Center Foundation has offered to potentially provide funding to the city to do such planning. | Include |

| 2025 Comprehensive Plan Amendment Proposals                 |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                          |                                               |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Temp. ID Number                                             | Title /Applicant                                                                                              | Summary                                                                                                                                                                                                                                                                                                                                                                  | Action                                        |
| A-5                                                         | Add all unincorporated ACFL parcels to the Urban Growth Area                                                  | Petition the County to add all City-owned ACFL parcels to the City's UGA. Parcels where the City has extinguished the development rights through conservation easements held by Skagit Land Trust, would constitute a "no-growth" UGA petition, which would not require the usual calculations and justifications for expansion.                                         | Include                                       |
| A-6                                                         | Allow the next increment of housing development in neighborhoods and avoid big jumps in development intensity | Include new policies reflecting the principles that zoning should allow the next increment of housing in all neighborhoods and should disallow sudden radical change in neighborhoods.                                                                                                                                                                                   | Include                                       |
| A-7                                                         | Make all housing types allowed by right, not conditional use                                                  | Adopt a new policy declaring that housing types, where they are allowed in a zone, must be allowed as an outright use, not a conditional use.                                                                                                                                                                                                                            | Include                                       |
| A-8                                                         | Pursue walkability/bikability improvements as a primary policy goal                                           | Rework Policy LU-10.1 to recognize that encouraging walking and bicycling means providing opportunities through zoning for more local services, such as neighborhood groceries or coffee shops to be accessible within walking distance of residences. Consider pedestrian overlays, prescribe protected bike lanes whenever possible in future transportation projects. | Include                                       |
| A-9                                                         | Consider pedestrianizing streets in the CBD                                                                   | In Goal LU-7, add policies to consider pedestrianization or partial pedestrianization of streets where it makes sense to connect pedestrian-heavy land uses with Commercial Ave.                                                                                                                                                                                         | Include                                       |
| A-10                                                        | Require historic preservation of heritage buildings                                                           | Add policies that direct the development of enforceable historic presentation regulations to designate heritage buildings and prohibit demolition by neglect.                                                                                                                                                                                                            |                                               |
| B. Petitions by members of the public and non-City entities |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                          |                                               |
| B-1                                                         | "Simitar Ranch UGA Expansion"<br>- Signal Hill Family Limited Partnership                                     | Expand the Anacortes Urban Growth area to include approximately 132.7 acres south of Sharpe's Corner west of State Route 20.                                                                                                                                                                                                                                             | Include* only<br>P20014,<br>P20013,<br>P19979 |
| B-2                                                         | "Fidalgo Park & Recreation District Public Zoning"                                                            | Amend the Future Land Use Map designation of multiple parcels near the Fidalgo Pool and Fitness Center from Residential Medium Density to Public.                                                                                                                                                                                                                        | Include                                       |

| 2025 Comprehensive Plan Amendment Proposals |                                                                               |                                                                                                                                                                                    |         |
|---------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                             | Title /Applicant                                                              | Summary                                                                                                                                                                            | Action  |
|                                             | - Fidalgo Park & Recreation District                                          |                                                                                                                                                                                    |         |
| B-3                                         | “Rockwell Light Manufacturing Zoning Reconsiderations”<br>- Port of Anacortes | Amend the Future Land Use Map designation of a portion of 3 parcels near the Anacortes Airport from Aeronautical Zone to Light Manufacturing.                                      | Include |
| B-4                                         | “Cap Sante Marina Zoning Harmonization Scheme”<br>- Port of Anacortes         | Amend the Future Land Use Map designation of multiple parcels associated with the Cap Sante Marina from Commercial and Marine Mixed Use to Commercial Marine.                      | Include |
| B-5                                         | “Marine Terminal Zoning Harmonization Scheme”<br>- Port of Anacortes          | Amend the Future Land Use Map designation of a parcel (P55355) located just west of the terminus of 2 <sup>nd</sup> Street from Light Manufacturing to Manufacturing and Shipping. | Include |

| Development Regulation Amendment Proposals |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                            | Title /Applicant                                                                                                                                   | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action  |
| A. Councilmember Walters' proposals        |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |
| A-1                                        | Adopt interim ordinance for application review time periods                                                                                        | Adopt an interim ordinance that would immediately adopt the new time periods for application review required under 2SSB 5290 (2023); and provide the Planning Department authority to expire applications where the applicant is not responsive; and provide an option for the applicant to contest multiple requests for more information on their same application.                                                                                                                                                                    | Include |
| A-2                                        | Streamline permit review                                                                                                                           | Amend AMC 19.20.030, Types of Review, to expedite minor permit applications. Change low-value shoreline substantial development permits to a Type 2 Administrative Decision (with public notice and comment). Change higher-value SSDP's to a Type 3 Hearing Examiner Decision and adjust the dollar threshold upward, given modern development costs.                                                                                                                                                                                   | Include |
| A-3                                        | Shoreline Master Program Update                                                                                                                    | Prioritize the Planning Department's legislative work program to achieve the SMP Update as soon as practical.                                                                                                                                                                                                                                                                                                                                                                                                                            | Exclude |
| A-4                                        | Amend the Manufacturing and Shipping zone to ensure any replacement of the Marine Supply building is consistent with the main street downtown core | Change the MS code to allow up to 6,000-8,000 sf of retail sales on the ground floor abutting Commercial Ave. south of 2 <sup>nd</sup> St. Amend the MS zone to permit and require a zero street setback from Commercial Ave.                                                                                                                                                                                                                                                                                                            | Include |
| A-5                                        | Update street standards block by block                                                                                                             | Perform a block-by-block analysis to identify streets and neighborhoods that need to be upgraded and those that should remain as they are or receive more limited improvements. Maintain the analysis as a GIS layer and adopt after substantial outreach and public participation. Consider costs of ongoing maintenance when deciding where to build out full-width streets and sidewalks. Do not seek to impose default city street standards where neighborhood character is dependent on narrow low-volume streets and tree canopy. | Include |



| Development Regulation Amendment Proposals                  |                                                                                                          |                                                                                                                                                                                                                   |                                                    |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Temp. ID Number                                             | Title /Applicant                                                                                         | Summary                                                                                                                                                                                                           | Action                                             |
| A-6                                                         | Consider Housing Action Plan recommendations                                                             | Consider the HAP recommendations as a menu and select individual measures to pursue. Consider incentivizing townhouses over cottage housing in appropriate zones, especially close to the downtown core.          | Include                                            |
| A-7                                                         | Rewrite AMC Chapter 16.50, Tree Preservation                                                             | Address protection of “heritage trees” from all development, including public works, and describe standards for maintenance of Native Growth Protection Area easements.                                           | Exclude                                            |
| A-8                                                         | Migrate AMC Chapter 17.75, Essential Public Facilities, into Title 19                                    | Update for changes in statute and case law and migrate it into an appropriate location in Title 19. Amend the definition of “essential public facility” in Title 19 to add reference to the new EPF code chapter. | Exclude                                            |
| A-9                                                         | Delete remaining Chapters in AMC Title 15                                                                | The 3 remaining chapters (15.24, 15.32 and 15.45) should be removed or moved, as appropriate.                                                                                                                     | Exclude                                            |
| A-10                                                        | Revise AMC 19.43 to make each of the subsections in 19.43.010 its own section                            | Promote each subsection in AMC 19.43.010 to its own section to improve navigation of the code.                                                                                                                    | Exclude                                            |
| B. Petitions by members of the public and non-City entities |                                                                                                          |                                                                                                                                                                                                                   |                                                    |
| B-6a                                                        | Industrial Zone permitted uses<br>MJB Properties                                                         | Amend AMC Table 19.41.050 to add multifamily “workforce” housing, daycare facilities, heavy service, indoor recreation, and self-service storage as permitted or conditional uses in the Industrial zone.         | Include* but exclude multifamily workforce housing |
| B-6b                                                        | Revise Bonus Incentives in the MMU zone, east of Q Ave.<br>- MJB Properties                              | Amend Figure 19.42.070(4) to change the minimum developer-provided public park space area to qualify for bonus incentives from 10,000 to 5,000 sf; do not require dedication to the city.                         | Include                                            |
| B-6c                                                        | MMU maximum north/south oriented building width limitation<br>- MJB Properties                           | Amend AMC 19.42.120(C)(5)(c) to eliminate the 150’ maximum width in the north/south orientation for buildings taller than four stories or more than 50’ tall.                                                     | Include                                            |
| B-6d                                                        | Horizontal stepback requirement for buildings exceeding the maximum base height in the CBD and MMU zones | Amend AMC 19.42.120(C)(7) to remove or clarify the requirement for buildings exceeding the maximum base height that there be a minimum 8’ horizontal stepback along at least                                      | Include                                            |

| Development Regulation Amendment Proposals |                                                                                                        |                                                                                                                                                                                                                                                                                        |         |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                            | Title /Applicant                                                                                       | Summary                                                                                                                                                                                                                                                                                | Action  |
|                                            | - MJB Properties                                                                                       | 75% of the facade somewhere between the ground floor and top floor.                                                                                                                                                                                                                    |         |
| B-6e                                       | MMU zone single-purpose residential use limitations calculations<br>- MJB Properties                   | Amend AMC 19.43.010(G)(3)(C) and AMC 19.43.010(H)(3)(b) and 19.43.020(C)(3)(b) to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single-purpose residential or assisted living uses.                                      | Include |
| B-6f                                       | Driveway cut widths<br>- MJB Properties                                                                | Amend Table 19.53.30(F) to provide the Public Works Director with the authority to approve driveway cut widths greater than 30 feet.                                                                                                                                                   | Include |
| B-6g                                       | Balcony projection allowance into setback that is required to provide solar access<br>- MJB Properties | Amend AMC 19.62.030(C) to clarify balcony setbacks requirements for units that have their only solar access (windows) facing an interior side property line                                                                                                                            | Include |
| B-6h                                       | Shared roof decks<br>- MJB Properties                                                                  | Amend AMC 19.62.040(B)(1)(e) to allow multifamily buildings in a horizontal mixed-use development to fulfill 100% of their required internal open space requirement with shared roof decks                                                                                             | Include |
| B-7                                        | Indoor recreation uses in the LM1 zone<br>- Erik Bowman                                                | Amend AMC 19.41.050 to add “Indoor Recreation” as a permitted use in the LM1 zone.                                                                                                                                                                                                     | Include |
| B-8                                        | Designate the entire R1 zone as a FWHCA<br>- Ian Munce                                                 | Designate the entire 300-acre R1 zone as a Fish and Wildlife Habitat Conservation Area / Habitat of Local Importance per AMC 19.70.315(B).                                                                                                                                             | Exclude |
| B-9                                        | Delineating critical areas in the R1 zone<br>- Ian Munce                                               | Require that critical aquifer recharge areas, streams, wetlands, and buffers be delineated and mapped throughout the R1 zone prior to defining the circumstances and special review process under which cottage housing and densities up to 4 du/ac would be permitted in the R1 zone. | Exclude |
| B-10                                       | “North Basin Stormwater Plan” correction<br>- Ian Munce                                                | Correct the “North Basin Stormwater Plan” data.                                                                                                                                                                                                                                        | Exclude |

| Development Regulation Amendment Proposals |                                                                                       |                                                                                                                                                                                                                                                                                |         |
|--------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                            | Title /Applicant                                                                      | Summary                                                                                                                                                                                                                                                                        | Action  |
| B-11                                       | Reestablish Planned Unit Development (PUD) regulations<br>- Ian Munce                 | Re-adopt the PUD ordinance that was repealed in 2016.                                                                                                                                                                                                                          | Exclude |
| B-12                                       | ADUs in low density zones in critical areas<br>- Ian Munce                            | Implement the Washington State Department of Commerce's advise related to accessory dwelling units (ADUs) in zones with a density of one unit or less that are in critical areas.                                                                                              | Exclude |
| B-13                                       | Unauthorized critical area alterations enforcement non-action findings<br>- Ian Munce | Amend AMC 19.70.165(A) to require the Planning Director, upon written request by an Anacortes resident, to make and publish findings of fact and conclusions of law setting out the justifications when the Director chooses not to take a critical area enforcement action.   | Exclude |
| B-14                                       | Yard and Garden activities exemption from critical areas requirements<br>- Ian Munce  | Amend AMC 19.70.040(A) to remove the Yard and Garden Activities category from the list of exempt activities that don't require city review, and implement a permit system                                                                                                      | Exclude |
| B-15                                       | Special duty to protect individual wells<br>- Ian Munce                               | Amend AMC 19.10.070 to recognize that provisions in the critical aquifer recharge area code establish a special duty to protect individual wells within a 1,000 radius well protection zone.                                                                                   | Exclude |
| B-16                                       | Cottage Housing development findings of fact<br>- Ian Munce                           | Amend AMC 19.43.010(D)(3) to require the Planning Director to issue and publish findings of fact for every cottage housing proposal, which describe how each of the cottage housing ordinance requirements have been met, and how critical areas mandates have been addressed. | Exclude |
| B-17                                       | Sewer plant capacity<br>- Ian Munce                                                   | The petition states that if the current update to the wastewater master plan finds that sewer plant capacity is less than the current population allocation, that Policy CF-4.1 mandates hat the population allocation be adjusted accordingly.                                | Exclude |
| B-18                                       | Unauthorized critical area authorizations and penalties                               | Amend AMC 19.70.165(A) to add certain suggested language; and amend AMC 19.70.165(E) to change "may" to "will"                                                                                                                                                                 | Exclude |



| Development Regulation Amendment Proposals |                  |                                                                                                                                                   |         |
|--------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Temp. ID Number                            | Title /Applicant | Summary                                                                                                                                           | Action  |
|                                            | - Ian Munce      | regarding a responsible party being subject to penalties per AMC Title 20 plus the square footage and per tree penalty amounts in subsection (E). |         |
| B-19a                                      | Bill Turner      | Address housing needs by establishing long-term subsidized housing targets instead of projections.                                                | Exclude |
| B-19b                                      | Bill Turner      | Add a term length for affordable housing property restriction.                                                                                    | Exclude |
| B-19c                                      | Bill Turner      | Establish a citizen task force to bring a property tax proposal to the 2025 general election ballot.                                              | Exclude |
| B-19d                                      | Bill Turner      | Tie impact fee waivers to an affordability covenant.                                                                                              | Exclude |
| B-19e                                      | Bill Turner      | Implement a multifamily tax exemption (MFTE) program.                                                                                             | Exclude |
| B-19f                                      | Bill Turner      | Hire a housing officer.                                                                                                                           | Exclude |

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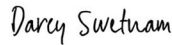
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Darcy Swetnam

darcys@cityofanacortes.org

City Attorney

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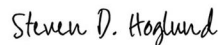
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ID: 5a81ed3d-4197-4bfa-b771-71e23539e892

Steven D. Hoglund

steveh@cityofanacortes.org

Security Level: Email, Account Authentication  
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ID: a6e331c1-11cc-4646-9a35-bdc26743dea4

Matt Miller

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Mayor

Anacortes, WA

Security Level: Email, Account Authentication  
(None)

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| Certified Delivery Events                  | Status           | Timestamp           |
|--------------------------------------------|------------------|---------------------|
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| Witness Events                             | Signature        | Timestamp           |
| Notary Events                              | Signature        | Timestamp           |
| Envelope Summary Events                    | Status           | Timestamps          |
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| Certified Delivered                        | Security Checked | 8/6/2024 3:59:56 PM |
| Signing Complete                           | Security Checked | 8/6/2024 4:00:09 PM |
| Completed                                  | Security Checked | 8/6/2024 4:00:09 PM |
| Payment Events                             | Status           | Timestamps          |
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## **CONSUMER DISCLOSURE**

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- ii. send us an e-mail to [orders@citiesdigital.com](mailto:orders@citiesdigital.com) and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

|                    |                                                                                                                                                           |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Operating Systems: | Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X                                                                                                     |
| Browsers:          | Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only) |

|                            |                                                                          |
|----------------------------|--------------------------------------------------------------------------|
| PDF Reader:                | Acrobat® or similar software may be required to view and print PDF files |
| Screen Resolution:         | 800 x 600 minimum                                                        |
| Enabled Security Settings: | Allow per session cookies                                                |

\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the ‘I agree’ button below.

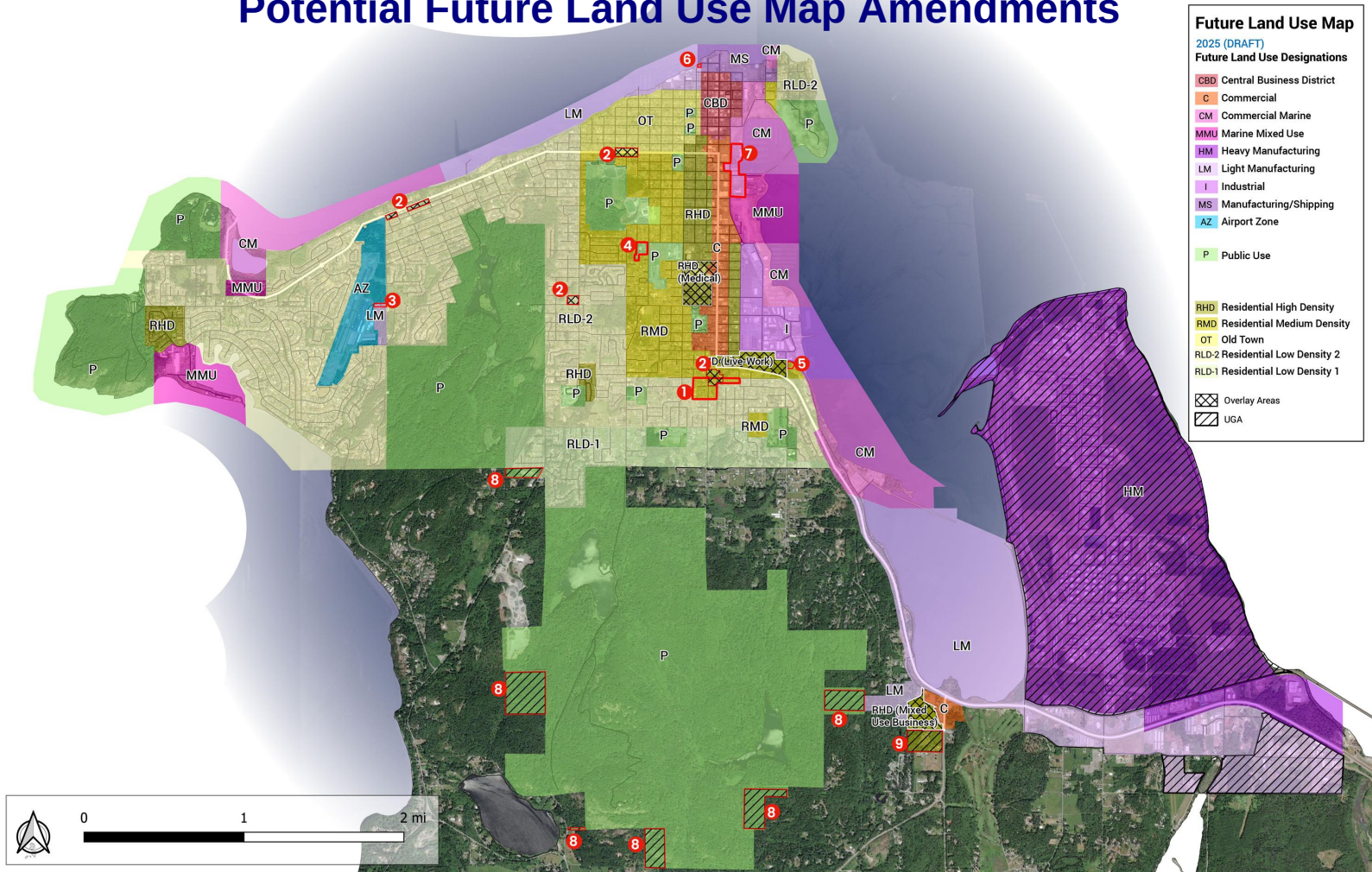
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# Comprehensive Plan

## Potential Future Land Use Map Amendments



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

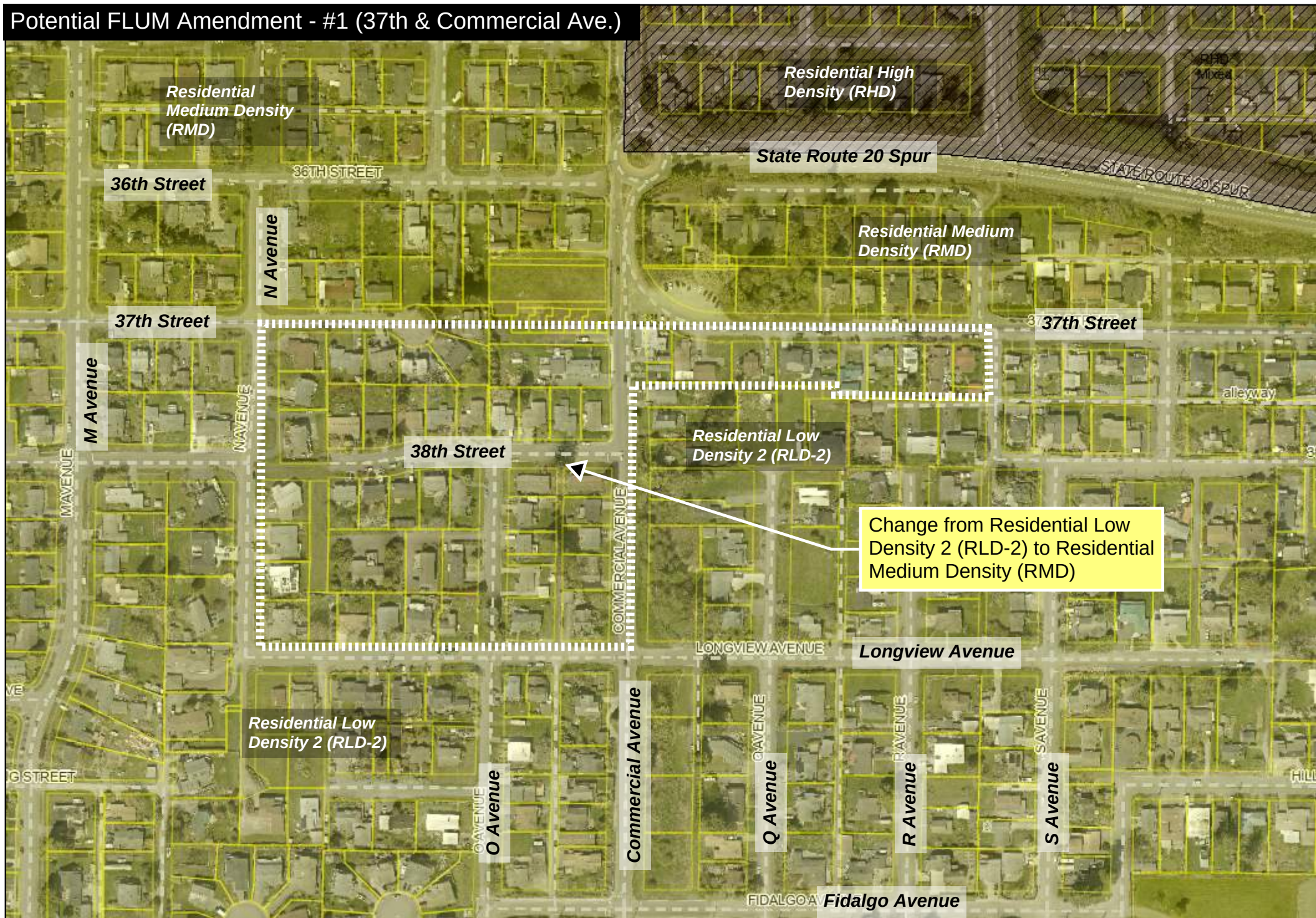
## Descriptions of Potential Future Land Use Map (FLUM) Amendments

The following numbered descriptions correspond to the numbers on the map on the previous page.

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 2<sup>nd</sup> 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).



Potential FLUM Amendment - #1 (37th & Commercial Ave.)



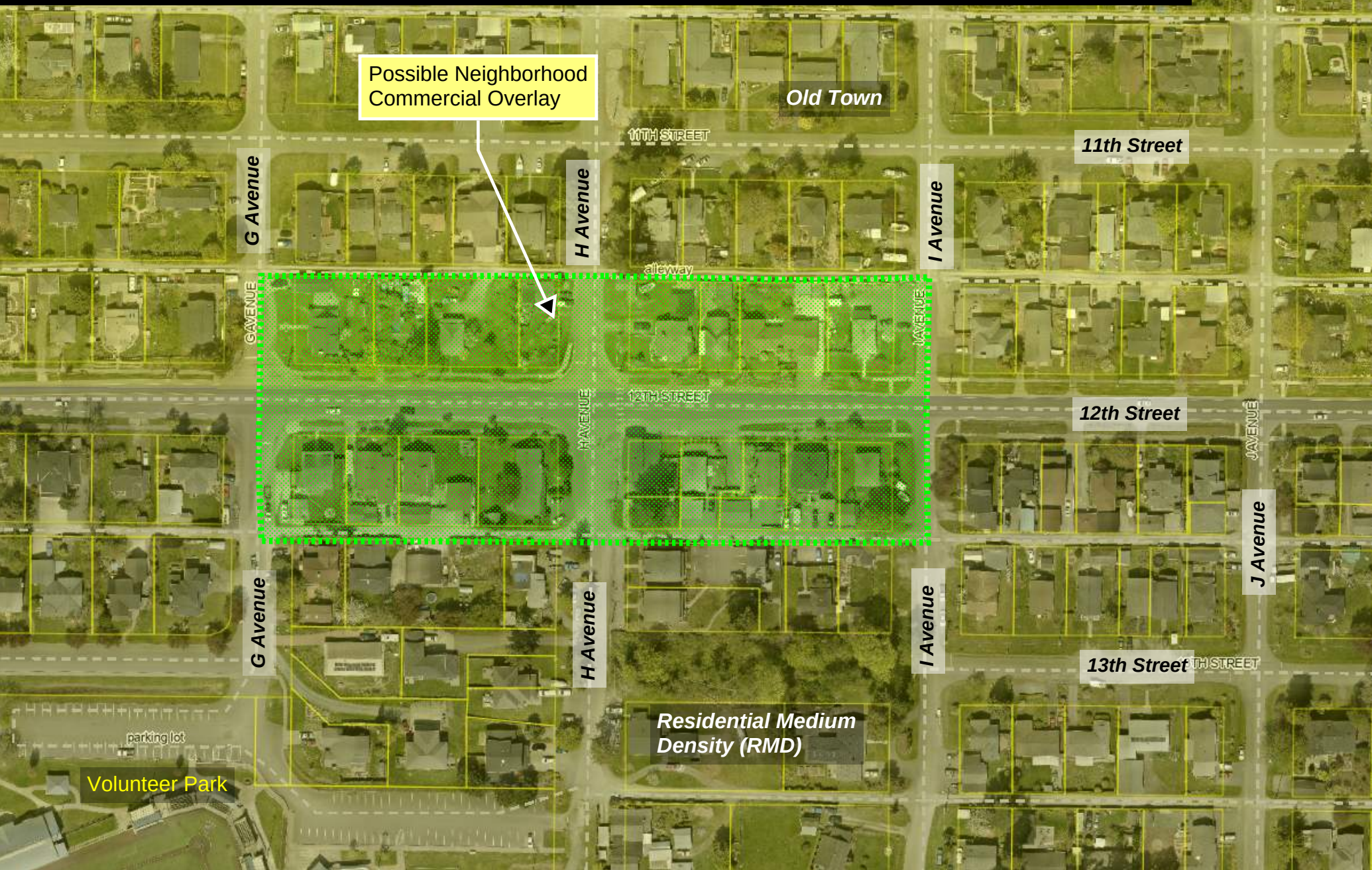


Potential FLUM Amendment - #2, Option 1 (Neighborhood Commercial Overlay - 37th St. & Commercial Ave.)



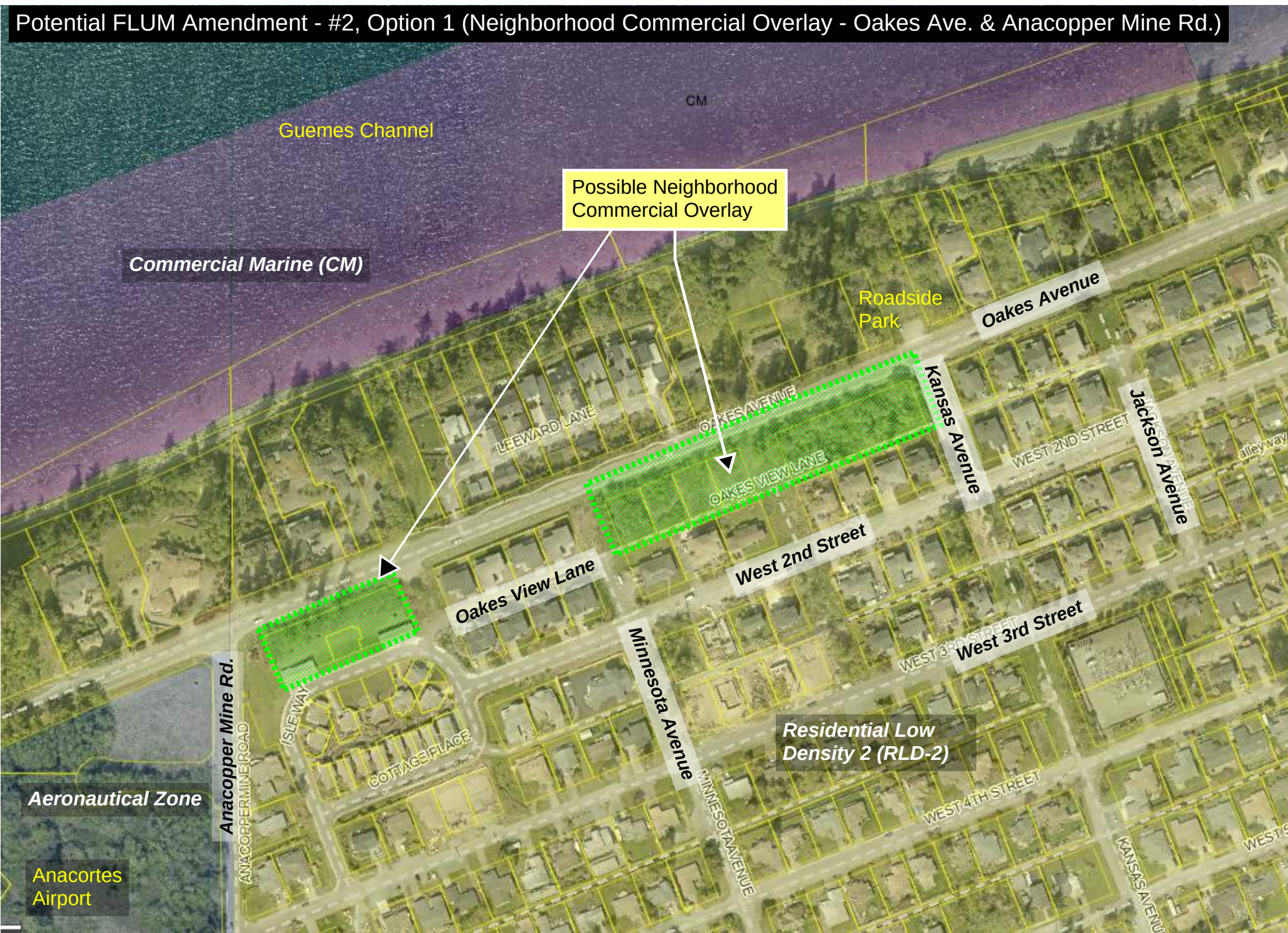


Potential FLUM Amendment - #2, Option 1 (Neighborhood Commercial Overlay - 12th Street & H Ave.)



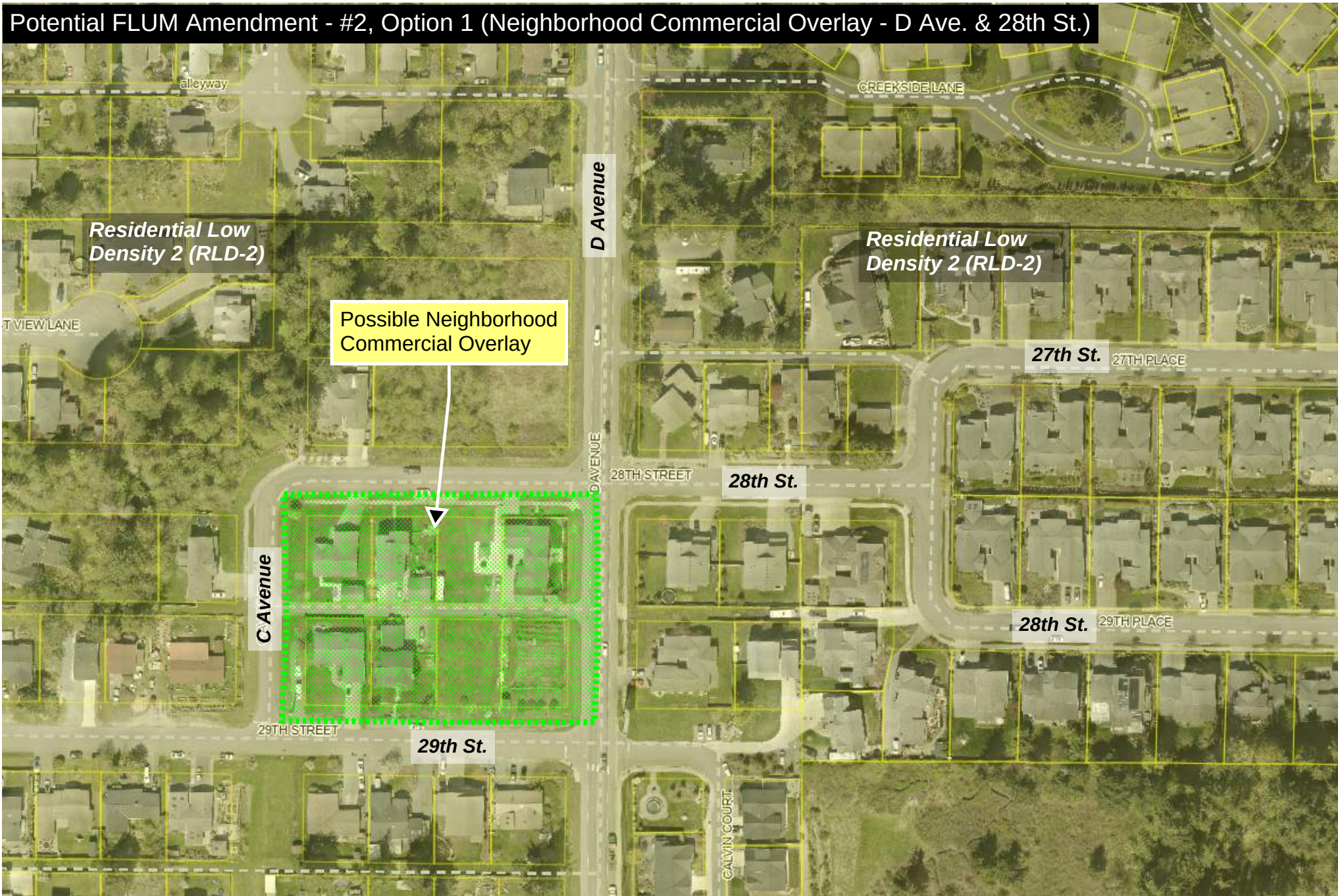


Potential FLUM Amendment - #2, Option 1 (Neighborhood Commercial Overlay - Oakes Ave. & Anacopper Mine Rd.)





Potential FLUM Amendment - #2, Option 1 (Neighborhood Commercial Overlay - D Ave. & 28th St.)





Potential FLUM Amendment - #3 POA Airport





## Potential FLUM Amendment - #4: Fidalgo Pool



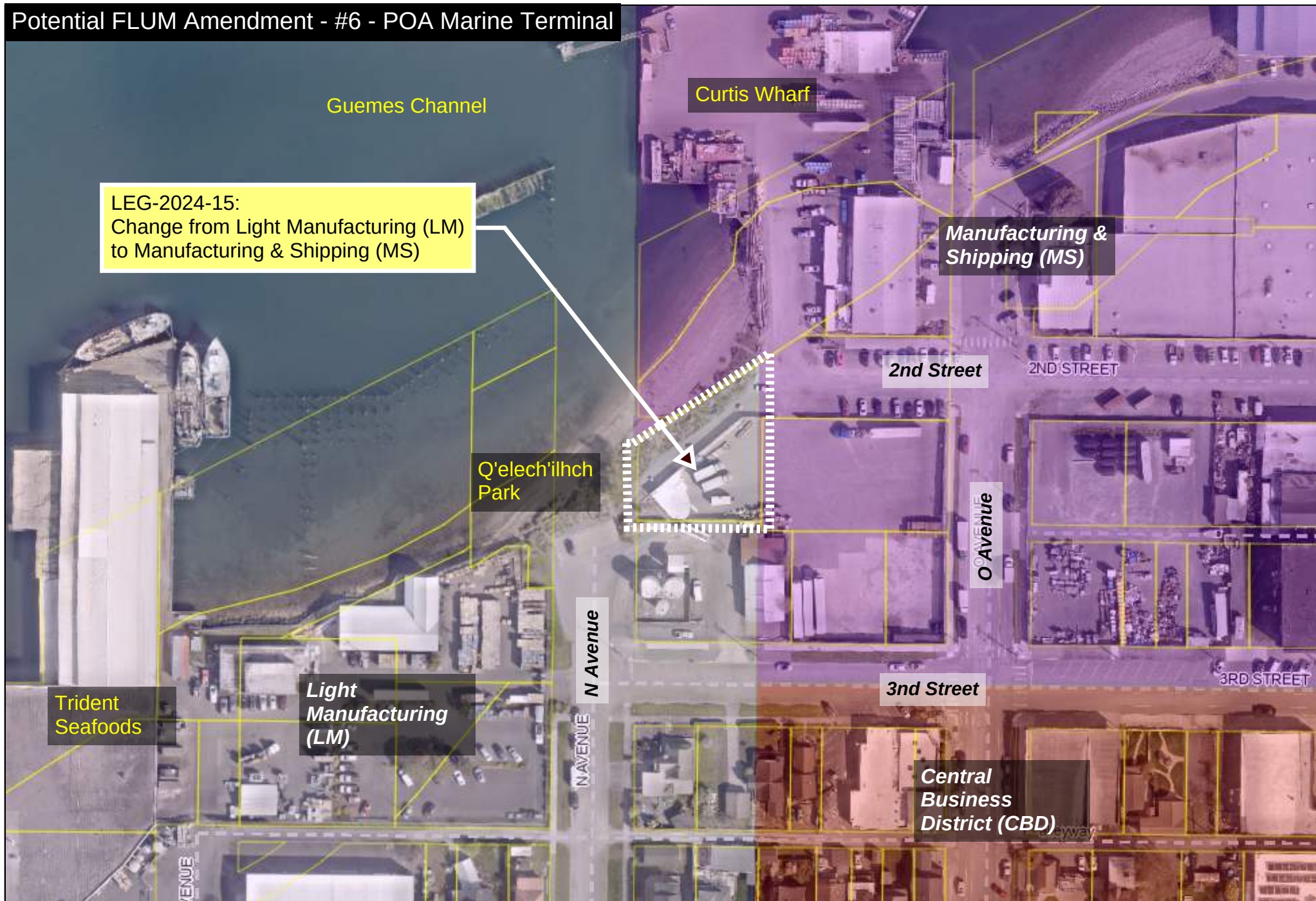


Potential FLUM Amendment - #5 - Skillings



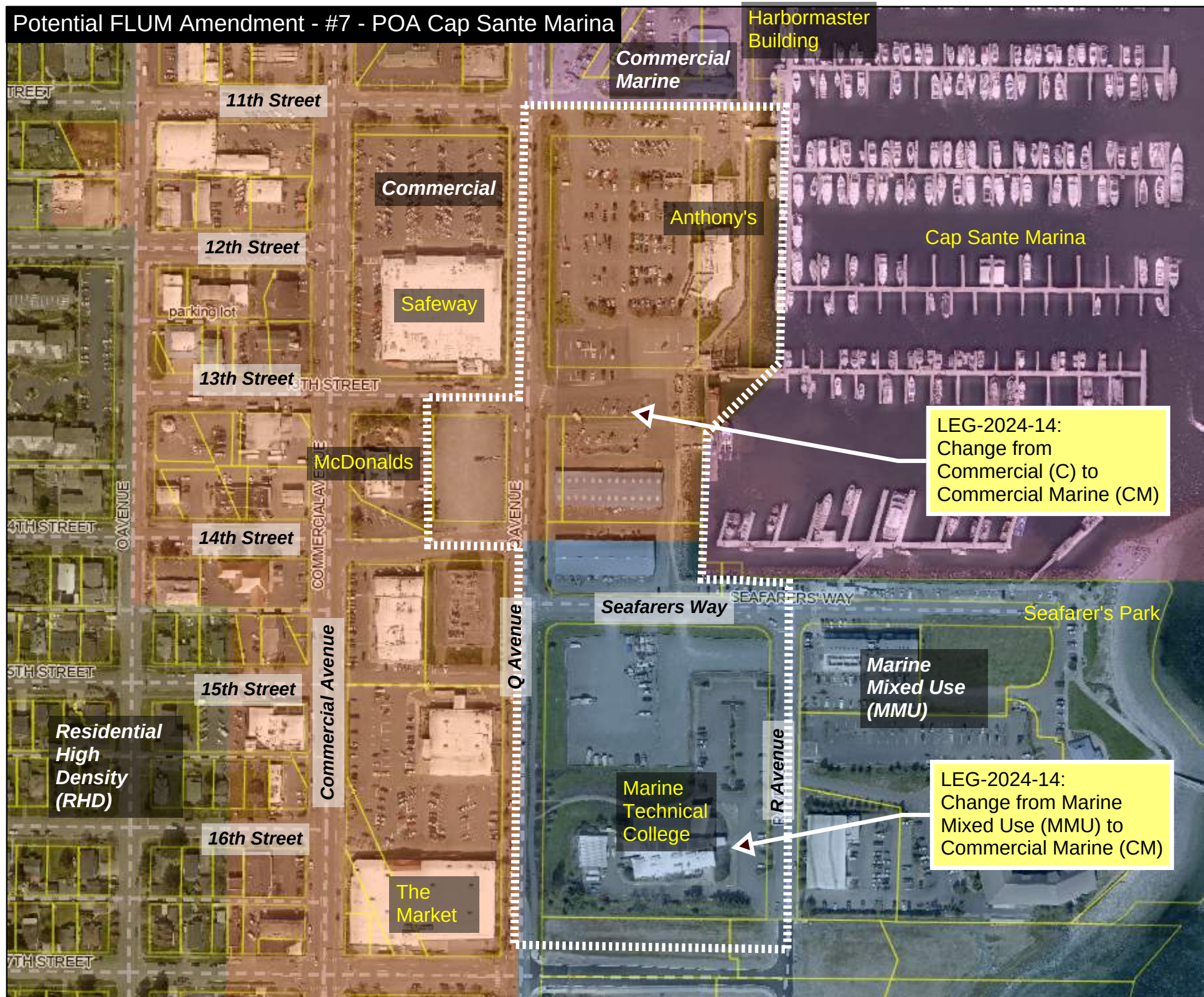


## Potential FLUM Amendment - #6 - POA Marine Terminal





# Potential FLUM Amendment - #7 - POA Cap Sante Marina





Potential FLUM Amendment - #8 - City of Anacortes ACFL UGA Expansion Request





Potential FLUM Amendment - #9 - Signal Hill UGA expansion request







**PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT**

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6<sup>th</sup> Street, Anacortes WA 98821

Phone: (360) 299-1984



# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

| APPLICANT CHECKLIST                                                                                                                                                                           | <b>Petition Application Submittal Checklist</b><br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.                 | OFFICE USE ONLY                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                           | Application form (attached)                                                                                                                         |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Petition narrative (attached)                                                                                                                       |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | SEPA Checklist, including Part D for Non-Project Actions                                                                                            |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>For Submittals:</b><br><br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> .) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process.

Contact Libby Grage, Planning Manager, at 360-299-1986 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) with questions about this application form or process.



# APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                                                   |                                                                     |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                                                          | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map | <input type="checkbox"/> Development Regulations                  |
| AMENDMENT REQUEST INFO                                                                                                        |                                                                     |                                                                   |
| AMENDMENT NAME/TITLE:<br><br>Scimitar Ranch UGA Expansion                                                                     |                                                                     |                                                                   |
| APPLICANT INFORMATION                                                                                                         |                                                                     |                                                                   |
| NAME:<br><br>Signal Hill Family Limited Partnership                                                                           |                                                                     | MAILING ADDRESS:<br><br>2633 Cherry Ave, Signal Hill, CA 90755    |
| PHONE:<br><br>562-595-6440                                                                                                    |                                                                     | EMAIL ADDRESS:                                                    |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:<br><br>Jerrel Barto                                                       |                                                                     |                                                                   |
| MAP AMENDMENT REQUESTS ONLY<br>(only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment) |                                                                     |                                                                   |
| SITE ADDRESS (if applicable):<br><br>21 Parcels, see attached                                                                 |                                                                     |                                                                   |
| PARCEL NUMBER(S) (if applicable):<br><br>See attached                                                                         | SECTION, TOWNSHIP, & RANGE<br><br>S 6/7, T 34N, R 2E                |                                                                   |
| LEGAL DESCRIPTION:<br><br>See attached                                                                                        | PRESENT LAND USE DESIGNATION:<br><br>Vacant / Residential           |                                                                   |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                                                 |                                                                     |                                                                   |
| PROPERTY OWNER NAME:<br><br>Same as applicant                                                                                 |                                                                     | MAILING ADDRESS:                                                  |
| EMAIL ADDRESS:                                                                                                                |                                                                     | PHONE #:                                                          |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                                                             |                                                                     |                                                                   |
| PROPERTY OWNER NAME:<br><br>Ian Faulds - Core Design (agent)                                                                  |                                                                     | MAILING ADDRESS:<br><br>12100 NE 195th St #300, Bothell, WA 98011 |
| EMAIL ADDRESS:<br><br>ifaulds@coredesigninc.com                                                                               |                                                                     | PHONE #:<br><br>425.885.7877                                      |

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

Printed Name:

# PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

**A. Detailed statement of what is proposed to be changed and why.**

Twenty-one-subject parent parcels are adjacent to each other, creating a one contiguous site area of approximately 132.17 acres, located towards the southeastern side of the City of Anacortes's city limits on Fidalgo Island. The site is less than a quarter mile to the southwest of Sharpe's Corner and regionally located north of the Similk Beach community.

The primary purpose of the urban growth boundary expansion, annexation, rezone, and land use designation amendments are to create additional housing opportunities in response to regional housing needs. The culminating results of this proposal would create an opportunity for mixed housing types directly in proximity to the City of Anacortes's recent investment in the Sharpe's Corner Mixed Use Business area. While the MUB Overlay does allow for both residential and non-residential uses, having additional housing available nearby would sustain commerce and the long-term economic development of the mixed-use area. Mixed housing types will also help support employment opportunities in the both the MUB Overlay area and the neighboring manufacturing zoning districts. Furthermore, there is additional interest in obtainable housing opportunities in connection with the Whidbey Island Naval Air Station.

As part of this Comprehensive Plan Map update a policy update is requested to Policy LU-11.1 to remove references to "within the City". Anticipated growth should occur in a manner that protects surrounding forest/parklands, minimizes urban sprawl, and locates the highest intensity residential uses close to commercial and transit, regardless of the current status of that land within City limits or not.

The adjacent Pioneer Trails RV Resort located on parcel P131687 has independently indicated they are also interested in being annexed; however, they are not included in this application at this time.

**B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.**

Anticipated impacts include annexation and rezoning of the 132.17 areas to urban standards, allowing for future development along the State Route 20 corridor near the Sharpe's Corner Mixed Use Business area. Issues likely to occur are an increase in traffic and residences in the vicinity, but facilities are already generally in place to accommodate these changes.

City of Anacortes maps show part of the site may contain wetlands, and a Biodiversity Habitat Corridor is present. Given these features, topography, and size of the site this proposed UGA expansion and future land use designation would act as a transition zone between nearby City owned Whistle Lake to the west and commercial, industrial, and highway areas to the north and east.

Any required analysis, protection, and/or mitigation measures would occur as part of future project actions, and any existing features would be incorporated into future development. All state and local regulations regarding wildlife habitat protection, mitigation, and enhancement will be adhered to by any future projects.

**C. Demonstration of why the proposal is needed.**

The land in question is adjacent to the City of Anacortes city limits, but outside the UGA. This application is required to bring the land into the UGA and rezone it from rural to urban zones. This change will allow future development of the parcels at urban density levels in order to create additional housing opportunities in response to regional housing crisis.



**D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.**

The City of Anacortes's Comprehensive Plan Goal LU-10 notes that Healthy Communities 'are designed, built and programmed to support the physical, mental, and social well-being of the people who live, work, learn, and visit'. The additional developable land will allow for a mix of housing opportunities, including workforce housing, giving future citizens access to regional capital facilities, regional retail and professional services, proximity to recreation, and a variety of employment options.

Goal LU-11 calls for compact growth to minimize sprawl within areas to preserve surrounding forests and parklands. Bringing these parcels into the City under the R4 zone with MUB Overlay will allow future development to be concentrated near the Sharpe's Corner Mixed Use Business area, meeting this goal. Policy 11.1 should be updated to remove references to "within the City". Anticipated growth should occur in a manner that protects surrounding forest/parklands, minimizes urban sprawl, and locates the highest intensity residential uses close to commercial and transit, regardless of the current status of that land within City limits or not.

Additionally, housing for various income levels, including low income, would be proposed within any future development of the site in accordance with Goal H-1 of the Housing Element of the Comprehensive Plan and RCW 36.70A.030. An exact breakdown would be dependent on the implemented zoning and allowed code requirements at the time of the development application.

**E. For map amendments only: Description of how the map amendment complies with:**

1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.

1. The Residential High Density (R4) zone proposed for these parcels is consistent with Future Land Use Map seen in Figure LU-1 of the Comprehensive Plan as it is directly adjacent to land with this designation. Furthermore, designating this land as R4 would allow for a mix of multifamily and single family dwellings within walking distance of existing public transit (Island Transit express bus service) and land utilized and zoned for commercial development. This provides additional transition area from higher intensity uses to the north (LM and C zones) and lower intensity uses to the south (rural county land) and meets the purpose described for Residential High Density land in Table LU-1.

The Mixed Use Business Overlay (MUB-O) proposed for these parcels is consistent with the purpose described in Table LU-2 as this land is adjacent to land designated for commercial and manufacturing uses (C and LM zones). Allowing minor non-residential uses to be integrated with residential uses in this area will provide more commercial opportunity for the surrounding residential land and future residents in the vicinity.

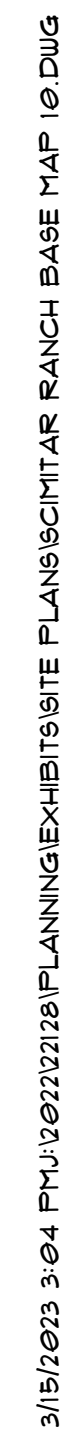
2. All applicable City review criteria will be met as part of the approval process. Any required fees and notices will be processed to meet current code requirements.

| Scimitar Ranch Parcels |       |                     |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|-------|---------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel                 | Acres | Site Address        | Use                    | Legal Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P19942                 | 9.01  | 7270 OLD BROOK LANE | Single Family Dwelling | TAX 10; THAT PORTION OF THE SW1/4 OF SECTION 5, TWP 34, RNG 2 MORE FULLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 5; THENCE WEST 40 RODS (660 FEET); THENCE NORTH 160 RODS(2640 FEET); THENCE EAST 22 RODS(363 FEET); THENCE SOUTH 20 RODS(330 FEET), TO THE TRUE POINT OF BEGINNING; THENCE EAST 24 RODS(396 FEET); THENCE SOUTH 60 RODS(990 FEET); THENCE WEST 24 RODS(396 FEET); THENCE NORTH 60 RODS(990 FEET), TO THE POINT OF BEGINNING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| P19943                 | 10.98 | 7535 STATE ROUTE 20 | Vacant                 | DF-2003 AF#200205220038: W 22RDS OF E 40RDS OF NW1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| P19979                 | 1.48  | 7503 STATE ROUTE 20 | Mobile Home            | (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1986 FLEETWOOD BERKSHIRE 48X28 SERIAL NUMBER ORFL2AF48405539 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE WEST 528 FEET; THENCE NORTH PARALLEL TO SECTION LINE 165 FEET; THENCE EAST 528 FEET TO SECTION LINE; THENCE SOUTH 165 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN SR-525; ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR STATE ROUTE STATE ROUTE 20 BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 198210250040, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO CEMETERY DISTRICT NO. 2, SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, BY DEED DATED MARCH 31, 1967, AND RECORDED APRIL 4, 1967, UNDER AUDITOR'S FILE NUMBER 696904, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE NORTH 88-34 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.01 FEET TO THE WEST LINE OF THE STATE HIGHWAY, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88-34 WEST 497.99 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAL BRANHAM AND HELEN BRANHAM, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 613747, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0-13 EAST ALONG THE WEST LINE OF SAID BRANHAM TRACT 18.57 FEET TO THE NORTH LINE OF THE PRESENT 'FERNHILL CEMETERY' PLAT; THENCE SOUTH 88-20-30 EAST ALONG THE NORTH LINE OF SAID PLAT, AND SAID NORTH LINE EXTENDED, 498.04 FEET TO THE WEST LINE OF STATE HIGHWAY; THENCE SOUTH 0-13 WEST ALONG THE WEST LINE OF SAID HIGHWAY 16.61 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AF#201905150074 FOR HIGHWAY PURPOSES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| P20013                 | 0.84  | 7517 STATE ROUTE 20 | Single Family Dwelling | THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION AT A POINT 165 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ARLIE A. ANDERSON, UNDER AUDITOR'S FILE NO. 9001110097; RECORDS OF SKAGIT COUNTY, WA; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT FOR A DISTANCE OF 436 FEET TO THE EAST LINE OF THAT TRACT CONVEYED TO FLOYD A. WILLETTE AND MARY S. WILLETTE, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 9009280056, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH PARALLEL WITH THE CENTER SECTION LINE A DISTANCE OF 100 FEET; THENCE EAST A DISTANCE OF 436 FEET TO THE CENTER SECTION LINE; THENCE SOUTH ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN SR-525; ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8210060040, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR HIGHWAY PURPOSES. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AF#201905150075 FOR HIGHWAY PURPOSES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| P20014                 | 15.45 | 7442 OLD BROOK LANE | Single Family Dwelling | ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 99 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO RICHARD M ASH AND MARGARET A ASH, HUSBAND AND WIFE, AND RICHARD M ASH III BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8711300013, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST FOR 1221 FEET; THENCE NORTH 713.625 FEET; THENCE WEST 1221 FEET TO THE EAST LINE OF SAID ASH TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT FOR 713.625 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF LYING WITHIN STATE HIGHWAY RIGHT OF WAY; AND EXCEPT THE NORTH 15 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENT DATED JANUARY 5, 1902, AND RECORDED OCTOBER 12, 1903, IN VOLUME 52 OF DEEDS, PAGES 535; AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACTS: EXCEPT TRACT#1: BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION AT A POINT 165 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE WEST 436 FEET; THENCE NORTH PARALLEL WITH THE CENTER SECTION LINE 100 FEET; THENCE EAST 436 FEET, MORE OR LESS, TO THE CENTER SECTION LINE; THENCE SOUTH ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING; ALSO EXCEPT TRACT 2: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 528 FEET; THENCE NORTH PARALLEL WITH THE CENTER OF THE SECTION LINE 165 FEET; THENCE EAST TO THE CENTER SECTION LINE; THENCE SOUTH ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING; ALSO EXCEPT TRACT #3: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE NORTH 88-34 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 528.00 FEET TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN REAL ESTATE CONTRACT BETWEEN CHARLES M DEAN AND MABLE M DEAN, VENDORS, AND LOUIS H VIENHAGE AND PAULINE VIENHANGE, VENDEES, RECORDED UNDER AUDITOR'S FILE NO. 683089, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88-34 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 461.22 FEET TO THE WEST LINE OF THE PLAT OF FERNHILL CEMETERY; THENCE NORTH 1-39-30 EAST ALONG THE WEST LINE OF SAID CEMETERY 20.36 FEET TO THE NORTHWEST CORNER OF SAID CEMETERY; THENCE SOUTH 88-20-30 EAST ALONG THE NORTH LINE OF SAID CEMETERY 460.75 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAL BRANHAM AND HELEN BRANHAM, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 613747, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00-13 WEST ALONG SAID BRANHAM TRACT 18.57 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AF#201905150076 FOR HIGHWAY PURPOSES. |
| P20015                 | 20.00 | None                | Vacant                 | DF-2003 AF#200205220038: W1/2 NW1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| P20019                 | 1.00  | None                | Vacant                 | A PORTION OF W1/2 SW1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DEFINED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID W1/2 SW1/4 SW1/4; THENCE NORTH, 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, 208.7 FEET; THENCE EAST, 208.7 FEET; THENCE SOUTH, 208.7 FEET; THENCE WEST, 208.7 FEET TO THE TRUE POINT OF BEGINNING. BEING A PORTION OF PARCEL B OF SURVEY AF#202209070051                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| P20030                 | 20.00 | None                | Vacant                 | DF-2003 AF#200205220038: N1/2 NE1/4 SE1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| P20031                 | 10.00 | None                | Vacant                 | DF-2003 AF#200205220038: SW1/4 NE1/4 SE1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| P20032                 | 10.00 | None                | Vacant                 | DF-2003 AF#200205220038: SE1/4 NE1/4 SE1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| P20116                 | 1.05  | None                | Vacant                 | N 60FT OF E 53 1/2 RDS OF N 30 RDS OF NW1/4 NW1/4, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., NWLY OF CO RD EXC N 10FT OF E 41 RDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| P20120                 | 2.50  | None                | Vacant                 | N 2.5 ACRES W 26 2/3 RDS OF N 30 RDS OF NW1/4 NW1/4, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|---------------|---------------|------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P20153        | 0.09          | None | Vacant | THAT PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF THE NORTH LINE THEREOF AND LYING NORTH OF THE NORTH LINE OF THE AS BUILT AND EXISTING MILLER COUNTY ROAD ACCORDING TO AUDITOR'S FILE NO. 200612280082, PARCEL H, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 86-47-00 EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 384.867 FEET; THENCE SOUTH 86-11-48 WEST 221.659 FEET; THENCE SOUTH 75-57-05 WEST, 99.678 FEET; THENCE SOUTH 54-59-27 WEST, 83.210 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1-55-56 EAST, 108.247 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING WITHIN SAID MILLER ROAD. EXCEPT A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 8 AND THE NORTH LINE OF A PRIVATE ROAD FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 8 ACCORDING TO SURVEY RECORDED UNDER AUDITO'S FILE NUMBER (AFN) 9610220001, RECORDS OF SKAGIT COUNTY, BEARS N 87-54-25 W, 1264.39 FEET; THENCE ALONG SAID NORTH SECTION LINE S 87-54-28 EE, 62.36 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FROM WHICH A REBAR AND CAP MARKED 'LS 17651' BEARS N 87-54-28 W, 1.68 FEET; THENCE CONTINUING ALONG SAID NORTH SECTION LINE S 87-54-28 EE, 384.38 (364.87 PER PARCEL H, AFN 200612280062) FEET TO THE INTERSECTION OF THE NORTH LINE OF MILLER ROAD; THENCE TURNING AND FOLLOWING THE NORTH LINE OF MILLER ROAD S 85-34-37 W, 221.66 FEET THENCE CONTINUING ALONG THE NORTH LINE OF MILLER ROAD S 76-29-29 WW, 77.23 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID PRIVATE ROAD; THENCE ALONG THE NORTH LINE OF SAID PRIVATE ROAD THE FOLLOWING FOUR COURSES, N 74-50-29 W, 36.82 FEET; N 53-25-21 W, 16.03 FEET; N 62-26-54 W 34.40 FEET; N 78-46-54 W, 72.86 FEET TO THE POINT OF BEGINNING. |
| P111417       | 2.72          | None | Vacant | DF-2003 AF#200205220038: THAT PORTION OF THE E1/2 OF THE SW1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING NORTHWESTERLY OF EASEMENT AS DESCRIBED IN AF#9702140107                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| P111509       | 0.35          | None | Vacant | THE WEST 20 RODS OF THE SE1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., THAT LIES NORTHWESTERLY OF AN EASEMENT DESCRIBED IN AF#9702140107                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| P112030       | 3.54          | None | Vacant | DF-2003 AF#200205220038: LAKE CAMPBELL TO ANACORTES, BLOCK 1 AND 2, TOGETHER WITH NORTH HALF OF VACATED MAPLE STREET LYING EASTERLY OF CENTERLINE OF GARFIELD AVENUE AND ALL OF GRANT AVENUE AND THE UNNAMED EASTERLY MARGINAL STREET LYING BETWEEN THE PROLONGATIONS OF THE NORTH AND SOUTH LINES OF MAPLE STREET.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| P119164       | 19.15         | None | Vacant | DF-2003 AF#200205220038: THE W1/2 SW1/4 SW1/4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT FOR THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE SW CORNER OF SAID W1/2 SW1/4 SW1/4; THENCE NORTH, 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, 208.7 FEET; THENCE EAST, 208.7 FEET; THENCE SOUTH, 208.7 FEET; THENCE WEST, 208.7 FEET TO THE TRUE POINT OF BEGINNING. BEING A PORTION OF PARCEL B OF SURVEY AF#202209070051                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| P130136       | 0.13          | None | Vacant | A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH RANGE 2 EAST, WM IN SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 200201180005 DESCRIBED AS FOLLOWS: ALL THAT PORTION OF A PRIVATE ROAD LYING NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 5 AND LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 AND THE NORTH LINE OF SAID PRIVATE ROAD FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 5 ACCORDING TO SURVEY RECORDED UNDER AUDITORS FILE NUMBER 9610220001, RECORDS OF SKAGIT COUNTY, BEARS NORTH 87 DEGREES 54 MINUTES 28 SECONDS WEST, 1264.39 FEET THENCE ALONG THE NORTH LINE OF SAID ROAD THE FOLLOWING FIVE COURSES NORTH 76 DEGREES 31 MINUTES 47 SECOND WEST, 34.28 FEET NORTH 85 DEGREES 33 MINUTES 59 SECOND WEST, 88.08 FEET NORTH 87 DEGREES 32 MINUTES 42 SECONDS WEST, 124.20 FEET SOUTH 88 DEGREES 38 MINUTES 56 SECONDS WEST 65.91 FEET NORTH 87 DEGREES 03 MINUTES 21 SECONDS, 124.62 TO THE WEST BOUNDARY OF SAID PARCEL DESCRIBED UNDER AUDITORS FILE NUMBER 200201180005 THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS WEST, 9.04 FEET BEING THE TERMINUS OF SAID LINE AND FROM WHICH THE POINT OF BEING BEARS SOUTH 87 DEGREES 54 MINUTES 28 SECOND EAST ALONG SAID SECTION LINE 435.97 FEET.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| P136524       | 3.15          | None | Vacant | DF-2003 AF#200205220038: THE NORTH 1104.84 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 87-47-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 124.00 FEET; THENCE NORTH 2-06-55 EAST 1276.11 FEET; THENCE NORTH 21-52-35 WEST 40.45 FEET, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87-59-28 EAST, ALONG THE NORTH LINE, 140.45 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 02-06-55 WEST ALONG SAID EAST LINE, 1313.54 FEET TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 208.7 FEET THEREOF. BEING A PORTION OF PARCEL B OF SURVEY AF#202209070051                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P136525       | 0.58          | None | Vacant | THE SOUTH 208.7 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 87-47-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 124.00 FEET; THENCE NORTH 2-06-55 EAST 1276.11 FEET; THENCE NORTH 21-52-35 WEST 40.45 FEET, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87-59-28 EAST, ALONG THE NORTH LINE, 140.45 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 02-06-55 WEST ALONG SAID EAST LINE, 1313.54 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF PARCEL B OF SURVEY AF#202209070051                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P136526       | 0.15          | None | Vacant | DF-2003 AF#200205220038: N 10FT OF E 41 RDS OF THE N 60FT OF E 53 1/2 RDS OF N 30 RDS OF NW1/4 NW1/4, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., NWLY OF CO RD. ALSO EXCEPT ANY PORTION LYING WITHIN PIONEER TRAILS RESORT CONDOMINIUM RECORDED UNDER AF#201202020087.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Total:</b> | <b>132.17</b> |      |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



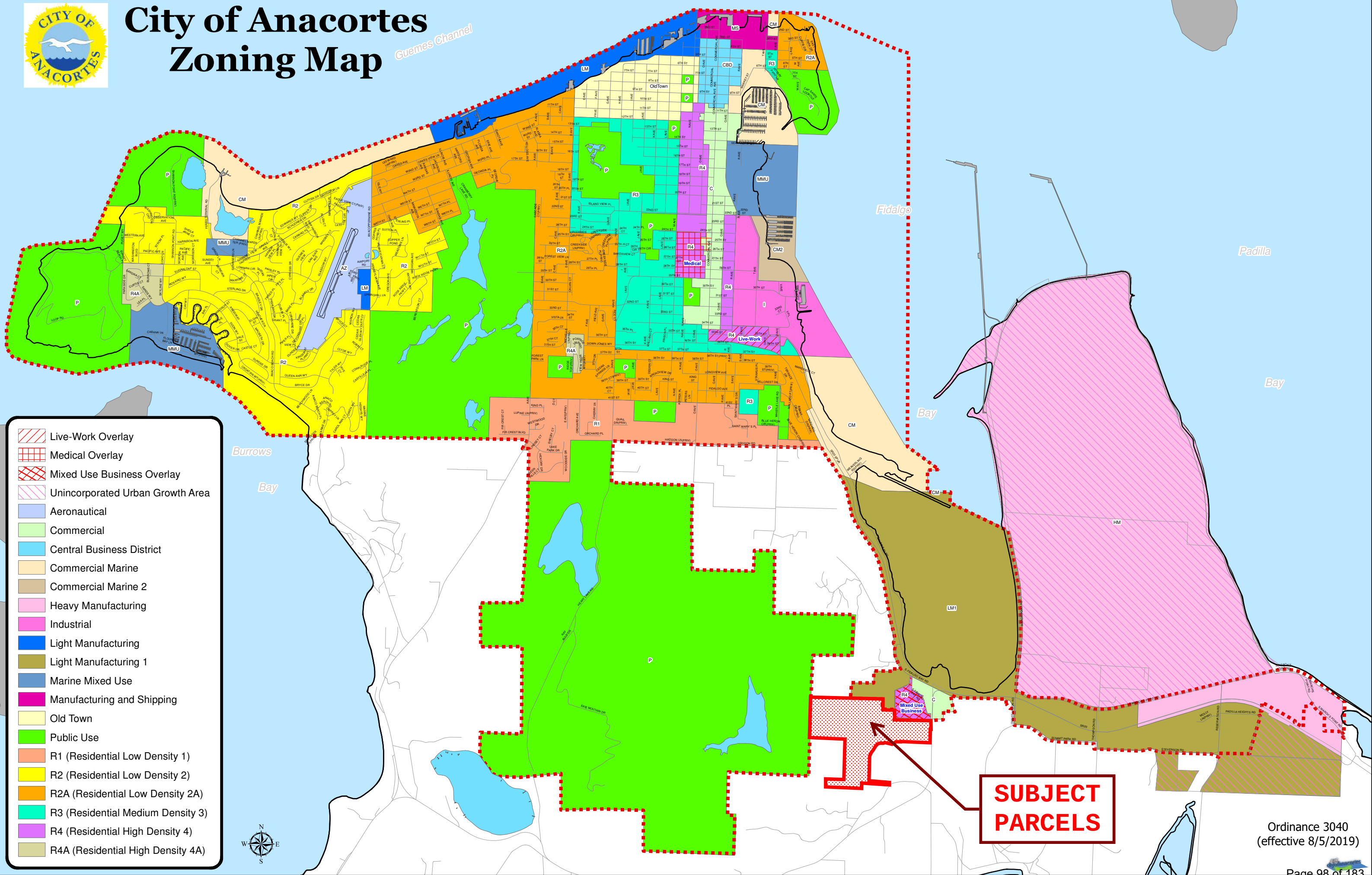
|                |              |      |
|----------------|--------------|------|
| DATE           | MAR 15, 2023 |      |
| SHEET          | 1            | OF 1 |
| PROJECT NUMBER | 2218         |      |





# City of Anacortes Zoning Map

Guemes Channel



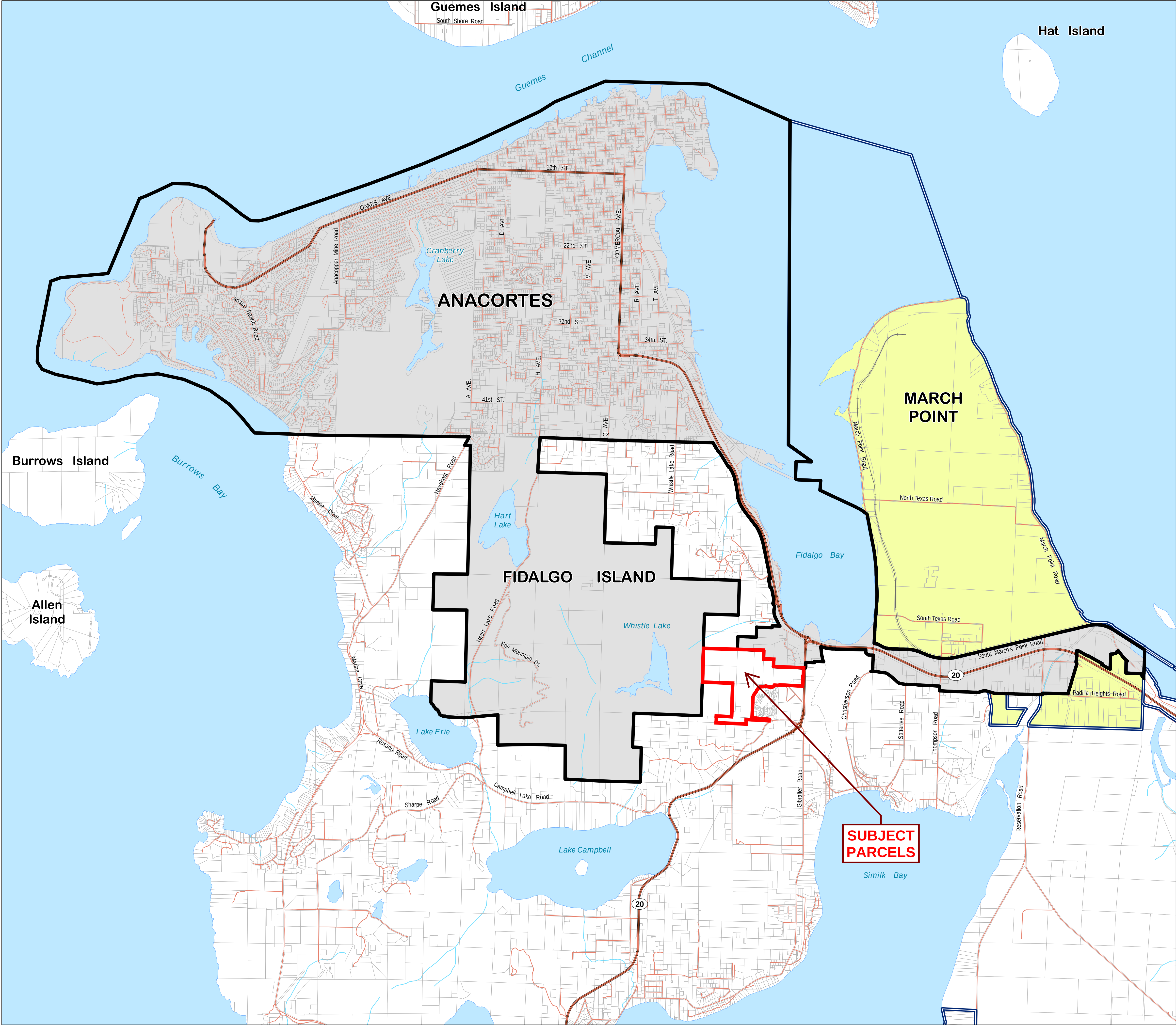
- Live-Work Overlay
- Medical Overlay
- Mixed Use Business Overlay
- Unincorporated Urban Growth Area
- Aeronautical
- Commercial
- Central Business District
- Commercial Marine
- Commercial Marine 2
- Heavy Manufacturing
- Industrial
- Light Manufacturing
- Light Manufacturing 1
- Marine Mixed Use
- 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)



**SUBJECT  
PARCELS**

Ordinance 3040  
(effective 8/5/2019)

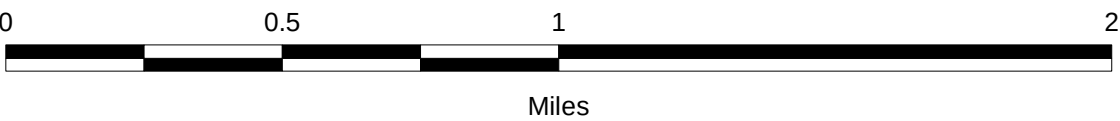
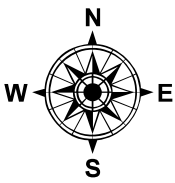




# LEGEND

-  Urban Growth Area Boundary
-  [A-UD] Anacortes UGA Urban Development District
-  Incorporated Areas

For current up to date parcel information the maps available in the Skagit County Assessor office or on the web at [www.skagitcounty.net](http://www.skagitcounty.net) should be consulted.



October 29, 2018  
Map Print Date July 22, 2020



Map Produced By Skagit County GIS

## City of Anacortes

### URBAN GROWTH AREA REGULATIONS





## **SEPA ENVIRONMENTAL CHECKLIST**

### **Purpose of checklist**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Instructions for lead agencies**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for nonproject proposals**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

## **A. Background**

### **1. Name of proposed project, if applicable:**

Scimitar Ranch UGA Expansion

### **2. Name of applicant:**

Signal Hill Family Limited Partnership

### **3. Address and phone number of applicant and contact person:**

#### **Applicant:**

Signal Hill Family Limited Partnership  
Attn: Jerrol Barto  
2633 Cherry Ave  
Signal Hill, CA 90755  
562-595-6440

#### **Contact:**

Core Design, Inc.  
Attn: Ian Faulds  
12100 NE 195<sup>th</sup> St, Suite 300  
Bothell, WA 98011  
425-466-7877

### **4. Date checklist prepared:**

March 2024

### **5. Agency requesting checklist:**

City of Anacortes

### **6. Proposed timing or schedule (including phasing, if applicable):**

The project is anticipated to be approved as part of the current Comprehensive Plan cycle ending in June 2025.

### **7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Future land use applications for specific development projects would be submitted once the UGA expansion and future land use designation process are completed, and the land is annexed into the City limits.

### **8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

No specific environmental information has been completed at this time as this is a non-project action SEPA. Additional reports such as a critical area report, geotechnical report, and traffic report will likely be prepared with any future project action applications submitted once the UGA expansion and future land use designation are completed.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known. The Pioneer Trails RV Resort may be applying for a similar UGA expansion, future land use designation change, and annexation.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

UGA expansion, future land use designation change, Annexation Application, Comprehensive Plan Amendment.

Future project actions will require separate permitting for preliminary land use, construction design, and building permit approval.

**11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

A total of 21 subject parcels included, creating a one contiguous site area of approximately 132.17 acres located towards the southeastern side of the City of Anacortes's city limits on Fidalgo Island. The site is less than a quarter mile to the southwest of Sharpe's Corner and regionally located north the Similk Beach community. The request is to bring these parcels into the UGA and City of Anacortes City Limits with the R4 zoning, which is consistent with the area.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The project includes 21 parcels totaling 132.17 acres within portions of Section 5, 6, 7, and 8 of Township 34 N and Range 2 E. These parcels are near State Route 20 and the Sharpe's Corner Mixed Use Business area. Legal Descriptions have been provided as part of the application package.



## B. Environmental Elements

### 1. Earth

**a. General description of the site:**

The site generally slopes downward from a high point in the west toward the east. Elevations range from roughly 570 feet on parcel P20031 to 70 ft in parcel P20014.

**Circle or highlight one:** Flat, rolling, **hilly**, steep slopes, mountainous, other:

**b. What is the steepest slope on the site (approximate percent slope)?**

Roughly 50% slope

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Per the USDA NRCS Web Soil Survey map soils on the site are progress in bands from west to east as the following:

Whistle-Fidalgo-Rock outcrop complex, 30 to 65 percent slopes

Swinomish-Fidalgo-Rock outcrop complex, 3 to 30 percent slopes

Coveland gravelly loam, 0 to 3 percent slopes

Clallam gravelly loam, 8 to 15 percent slopes

Clallam gravelly loam, 0 to 8 percent slopes

Laconner very gravelly loamy sand, 0 to 8 percent slopes

Laconner very gravelly loamy sand, 8 to 15 percent slopes

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not that we are aware of.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

None at the moment, future project action applications will assess earth movement qualities as needed.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No clearing or construction is proposed as part of this UGA expansion and future land use designation change.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

No new impervious surfaces are proposed as part of this UGA expansion and future land use designation change.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

No erosion or earth impacts will occur as part of this UGA expansion and future land use designation change.

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

No emission impacts will occur as part of this UGA expansion and future land use designation change.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

None needed or proposed as part of this UGA expansion and future land use designation change.

## 3. Water

### a. Surface Water:

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Whistle Lake is roughly 0.25 miles to the west of the site. An unnamed pond sits directly south of parcel P20116. Fidalgo Bay is roughly 0.25 miles to the north east of the closest point of the project site. The site has not been mapped for critical areas, but wetlands may exist on the site per City of Anacortes maps. All applicable critical areas regulations will be adhered to as part of future project actions.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No work is proposed as part of this UGA expansion and future land use designation change; however, Whistle Lake and Fidalgo Bay are greater than 200 ft away from the site. The site has not been

mapped for critical areas, but wetlands may exist on the site per City of Anacortes maps. All applicable critical areas regulations will be adhered to as part of future project actions.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No work is proposed as part of this UGA expansion and future land use designation change.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No work is proposed as part of this UGA expansion and future land use designation change.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Per FEMA Flood Map 5301510225C there are no 100-year floodplains on the site.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No work is proposed as part of this UGA expansion and future land use designation change.

#### **b. Ground Water:**

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No work is proposed as part of this UGA expansion and future land use designation change.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No work is proposed as part of this UGA expansion and future land use designation change.

#### **c. Water Runoff (including stormwater):**

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

No work is proposed as part of this UGA expansion and future land use designation change.



**2. Could waste materials enter ground or surface waters? If so, generally describe.**

No work is proposed as part of this UGA expansion and future land use designation change.

**3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No work is proposed as part of this UGA expansion and future land use designation change.

**4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

No measures are proposed as no site work will occur as part of this UGA expansion and future land use designation change.

#### **4. Plants**

**a. Check the types of vegetation found on the site:**

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed or altered as part of this UGA expansion and future land use designation change.

**c. List threatened and endangered species known to be on or near the site.**

None known.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

No vegetation will be planted, modified, or altered as part of this UGA expansion and future land use designation change.

**e. List all noxious weeds and invasive species known to be on or near the site.**

None known.

## 5. Animals

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

- Birds: hawk, songbirds
- Mammals: deer, squirrel
- Fish: none

- b. **List any threatened and endangered species known to be on or near the site.**

None known.

- c. **Is the site part of a migration route? If so, explain.**

All of Western Washington is part of the Pacific Flyway migration route.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

No work will occur as part of this UGA expansion and future land use designation change.

- e. **List any invasive animal species known to be on or near the site.**

None known.

## 6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

No work will occur as part of this UGA expansion and future land use designation change.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No work will occur as part of this UGA expansion and future land use designation change.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

No work will occur as part of this UGA expansion and future land use designation change.

## 7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

None known.

**1. Describe any known or possible contamination at the site from present or past uses.**

None known.

- a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

- b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None known.

- c. Describe special emergency services that might be required.**

No work will occur as part of this UGA expansion and future land use designation change.

- d. Proposed measures to reduce or control environmental health hazards, if any.**

None proposed as work will occur as part of this UGA expansion and future land use designation change.

**b. Noise**

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

No work will occur as part of this UGA expansion and future land use designation change.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

No work will occur as part of this UGA expansion and future land use designation change.

- 3. Proposed measures to reduce or control noise impacts, if any.**

No work will occur as part of this UGA expansion and future land use designation change.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The majority of the subject parcels are currently vacant, with only four having a residential use.



- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

Parcels P19942, P19979, P20013, and P20014 all contain residential structures. The remaining parcels are vacant.

- d. Will any structures be demolished? If so, what?**

No structures will be removed as part of this UGA expansion and future land use designation change.

- e. What is the current zoning classification of the site?**

These parcels are currently zoned Rural Reserve (RRv) in Skagit County.

- f. What is the current comprehensive plan designation of the site?**

These parcels are currently zoned Rural Reserve (RRv) in Skagit County.

- g. If applicable, what is the current shoreline master program designation of the site?**

None.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The middle portion of the site is classified as non-delineated wetlands and may contain wetland features.

- i. Approximately how many people would reside or work in the completed project?**

None as this is a request for UGA expansion and future land use designation change.

- j. Approximately how many people would the completed project displace?**

None as this is a request for UGA expansion and future land use designation change.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

None as this is a request for UGA expansion and future land use designation change.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Compliance with City of Anacortes and State of Washington code and City of Anacortes Comprehensive Plan goals and policies will occur. The proposed R4 zone with MUB overlay will complement the adjacent zoning currently in place at Sharpe's Corner, within City limits.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

None needed or proposed.

## **9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None as this is a request for UGA expansion and future land use designation change.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None as this is a request for UGA expansion and future land use designation change.

**c. Proposed measures to reduce or control housing impacts, if any.**

None as this is a request for UGA expansion and future land use designation change.

## **10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

None as this is a request for UGA expansion and future land use designation change.

**b. What views in the immediate vicinity would be altered or obstructed?**

None as this is a request for UGA expansion and future land use designation change.

**c. Proposed measures to reduce or control aesthetic impacts, if any.**

None as this is a request for UGA expansion and future land use designation change.

## 11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None as this is a request for UGA expansion and future land use designation change.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

None as this is a request for UGA expansion and future land use designation change.

- c. **What existing off-site sources of light or glare may affect your proposal?**

None as this is a request for UGA expansion and future land use designation change.

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

None as this is a request for UGA expansion and future land use designation change.

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Swinomish Golf Links is located roughly 0.8 miles from the project site.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

None as this is a request for UGA expansion and future land use designation change.

## 13. Historic and Cultural Preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Yes, per the Skagit County Assessor records one home on parcel P20014 was built in 1900 and one home on parcel P20013 was built in 1940.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Not to our knowledge.



- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The Washington State Department of Archaeology and Historic Preservation web mapping tool (Wisaard) was consulted. No work is associated with this request for UGA expansion and future land use designation change.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No work is associated with this request for UGA expansion and future land use designation change.

## 14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site is served by State Highway 20 to the east and Miller Road to the south.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes, an existing Island Transit bus stop is located directly north of the project frontage at Sharpe's Corner along State Route 20. Additionally, the March's Point Park and Ride is roughly 1 mile to the east.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No, as this is a request for UGA expansion and future land use designation change.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No, as this is a request for UGA expansion and future land use designation change.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None as this is a request for UGA expansion and future land use designation change.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, as this is a request for UGA expansion and future land use designation change.

- g. Proposed measures to reduce or control transportation impacts, if any.

None as this is a request for UGA expansion and future land use designation change.

## 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No, as this is a request for UGA expansion and future land use designation change.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None as this is a request for UGA expansion and future land use designation change.

## 16. Utilities

- a. Utilities currently available at the site: electricity, water, refuse service, telephone, septic systems

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None as this is a request for UGA expansion and future land use designation change.

## C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Type name of signee: Ian Faulds

Position and agency/organization: Agent / Senior Project Planner at Core Design, Inc.

Date submitted: 3/4/2024

## D. Supplemental sheet for nonproject actions

**IT IS NOT REQUIRED** to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

### 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The UGA expansion and future land use designation change will not increase discharge to water, emissions to air, noise pollution, or the release of hazardous substances itself; however, any future project applications for development likely have impacts to water, air, and ambient noise levels on site consistent with urban development. These impacts will be assessed on a project specific basis.

- **Proposed measures to avoid or reduce such increases are:**

Any structures and infrastructure built as part of project applications after the UGA expansion, future land use designation change, and annexation are completed would be required to meet current stringent environmental protection requirements including all current stormwater runoff regulations per City, Washington State Department of Ecology, and Federal requirements. These features will likely include collection, retention, and treatment of any stormwater from the site before it is discharged along the natural flow path. Additionally, any air pollution would likely come from vehicle exhaust and would be required to meet State and Federal Clean Air Act requirements. Any future noise emissions would be required to meet AMC 19.69.020 requirements. The production, storage, or release of toxic or hazardous substances as part of any future site development is not anticipated; however, would be subject to any applicable City and State regulations.

### 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The UGA expansion and future land use designation change will not affect existing habitat itself; however, any future project applications for development would likely impact plants and animals on the site through site clearing, grading, and buildout. City of Anacortes maps show part of the site may contain wetlands, and a Biodiversity Habitat Corridor is present. All necessary mitigation measures would occur as part of those future project actions.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Any structures and infrastructure built as part of project applications after the UGA expansion, future land use designation change, and annexation are completed would be required to meet current stringent environmental protection requirements including mitigation for impacts to plant and animal life. No fish or marine life are anticipated to be impacted by any future development of these parcels. Any required reports assessing impacts and recommending mitigation or protection measures would be prepared as necessary for these future project actions.

### **3. How would the proposal be likely to deplete energy or natural resources?**

The UGA expansion and future land use designation change will not deplete any energy or natural resources in itself; however, any future project applications for development would require natural resources and energy to construct and maintain.

- **Proposed measures to protect or conserve energy and natural resources are:**

Any structures and infrastructure built as part of project applications after the UGA expansion, future land use designation change, and annexation are completed would be required to meet current stringent energy code regulations and building code standards. Additionally, protection and/or mitigation of any critical areas on site would be required, helping to protect natural resources on site.

### **4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The UGA expansion and future land use designation change will not affect environmentally sensitive areas itself; however, any future project applications for development would likely impact any areas delineated as environmentally sensitive. The project site does not have any areas designated for government protection and does not include any parks, wilderness, rivers or streams, endangered species habitat, known historic or cultural sites, floodplains, or farmland. City of Anacortes maps show part of the site may contain wetlands, and a Biodiversity Habitat Corridor is present. Any required analysis, protection, and/or mitigation measures would occur as part of future project actions.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Any structures and infrastructure built as part of project applications after the UGA expansion, future land use designation change, and annexation are completed would be required to meet current stringent environmental protection requirements including mitigation for impacts to environmentally sensitive areas. Any required reports assessing impacts and recommending mitigation or protection measures would be prepared as necessary for these future project actions.

### **5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The UGA expansion and future land use designation change will bring the subject parcels from a rural use (Rural Reserve zoning) in Skagit County to an urban use (R4 zone with MUB Overlay) within the UGA and City of Anacortes limits. This change in land use will allow any future development of the site to have a significantly higher residential density than before, and would allow certain non-residential uses that were not previously allowed. These uses already exist directly adjacent to the site, at Sharpe's Corner Mixed Use Business area and are compatible with existing plans for the vicinity. No shoreline uses will be impacted by the project site.



- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

Any buffers or landscaping between uses required by City of Anacortes Municipal Code would be implemented by future developments on the site in order to help mitigate for visual impacts on neighbors. Parcels to the northwest of the site already have the same proposed land use designation and zoning, and topography and existing State Route 20 alignment should help limit impacts on neighboring rural land uses to the south and east. City owned park land is located to the west and topography helps limit visual impacts on that land.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

This UGA expansion and future land use designation change will allow for the potential development of the site to the standards of the R4 zone with MUB overlay, which is likely to increase the number of residents in the Sharpe's Corner area once specific project applications are submitted under the new zoning map. The increased population would increase the demands on the existing transportation system, public services, and utilities in the immediate vicinity; however, an accurate estimation is not possible at this time. Transit facilities and utilities already exist adjacent to the project site.

- **Proposed measures to reduce or respond to such demand(s) are:**

The project area was specifically chosen for the R4 zone with MUB overlay due to its close proximity the existing R4 and MUB overlay at Sharpe's Corner, just to the northwest of the site. This will concentrate future development in a location where service and infrastructure improvements are already anticipated and limit any negative impacts to the surrounding area.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

This proposal meets the intent of the City of Anacortes Comprehensive Plan, City of Anacortes Municipal Code, and State of Washington Code regarding land use regulations, housing, and submission of applicable permits and documents. This UGA expansion and future land use designation change will provide for future development to meet the regulations of the City of Anacortes. All future project applications would be required to adhere to the applicable local, state, and federal regulations regarding environmental protection, including mapping of any critical areas on site and mitigating for any potential impacts.

# MEMO

Date: 7/17/2024

To: Libby Grage

From: Lafe Hermansen, Core Design, Inc.

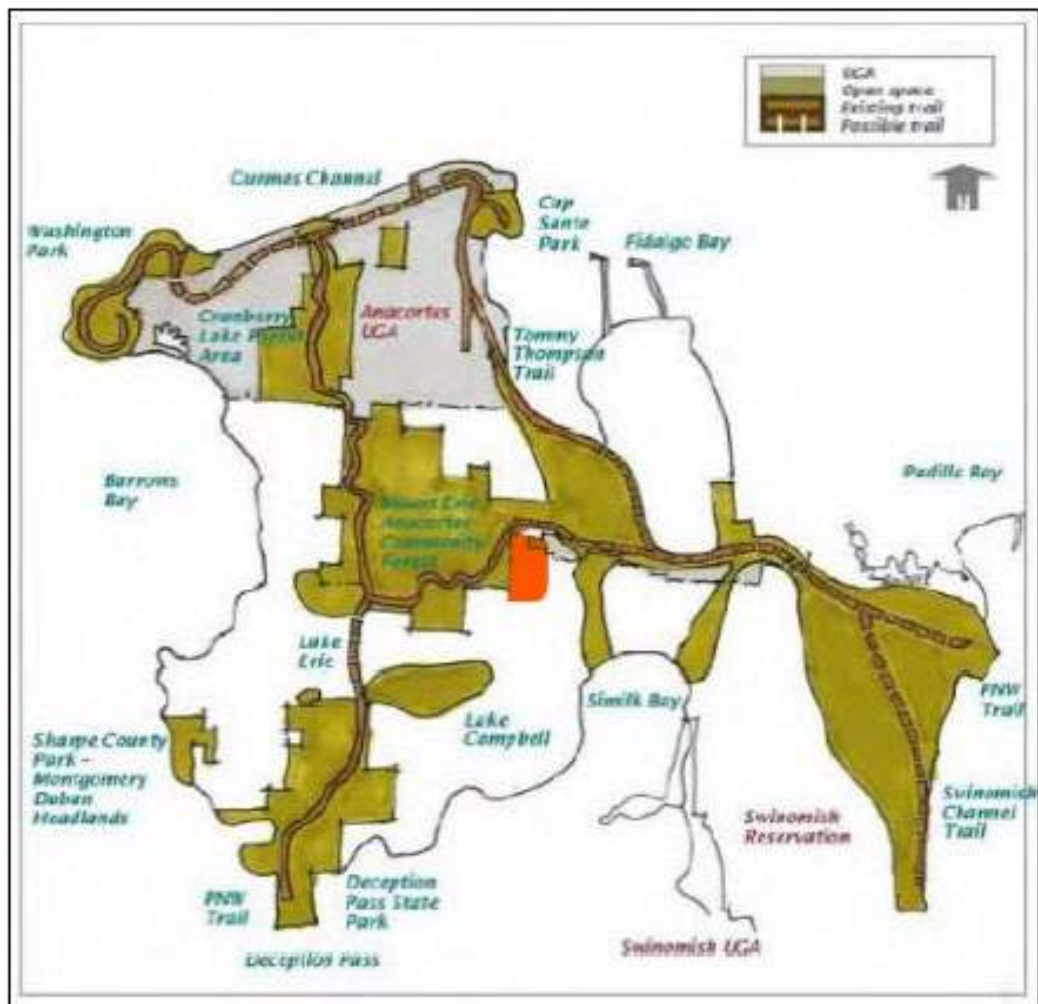
**RE: Council Presentation Follow Up**

---

During the council presentations on Monday July 15<sup>th</sup>, a question was raised regarding open space and trail connectivity. We understand that there are many steps between UGA expansion and the development of the properties that are part of this petition. That being said we believe that this petition is uniquely positioned to expand the open space and trail options within the City (See Fig. 3 below). The parcels are positioned such that we are contiguous to the existing City limits on both the western edge and northern edge of the parcels, being able to connect Whistle Lake to the west and Sharpes Corner to the north (see Fig. 2 below). As previously mentioned, we believe that any future project on these petition parcels would be able to provide ample open space and trail connectivity in support of the following comprehensive plan goal:

- Goal PR-9 – Open Space Connectivity – Establish and acquire a network of open space and public access corridors.
  - The proposal shares a boundary with Anacortes Community Forest Lands (ACFL) Whistle Lake lands.

The map below (Fig. 1) is clipped from the Anacortes Comp Plan, the highlight in red is the approximate location of the petition parcels, it shows Whistle Lake to the west in green and the City of Anacortes to the northeast in gray. The inclusion and potential development of these petition parcels will help the City expand the network of open spaces and available trail connections. We have included a map showing potential development (see Fig. 3 below), that also shows the open space opportunities for the properties.



Skagit Countywide UGA Open Space Concept Plan (2009)

Fig.1 – This image was clipped directly from the Anacortes Comprehensive Plan.







Fig. 3 – Map showing potential development of the site (if included in the City UGA, pending zoning designation) and the area that could remain as open space and area for trail networks.



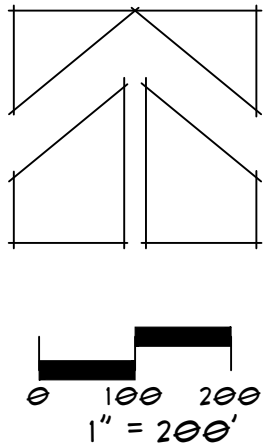
8/1/2022 251 PM 12/02/22 219 PLANNING EXHIBITS SITE PLANS SCIMITAR RANCH SITE PLAN 1.DWG



|                |             |
|----------------|-------------|
| DATE           | AUG 1, 2022 |
| SHEET          | 1           |
| PROJECT NUMBER | 2728        |

SCIMITAR RANCH

CONCEPTUAL SITE PLAN





6/23/2022 11:22 AM\\J:\022022\128\PLANNING\EXHIBITS\SITE PLANS\SCIMITAR RANCH BASE MAP & DWG

DATA NOTE: TOPOGRAPHY AND PARCEL DATA SHOWN HEREIN WAS DERIVED FROM LIDAR DATA AND SHAPE FILES PROVIDED BY DNR AND/OR APPROPRIATE JURISDICTIONS GIS DEPARTMENT. IT IS A REPRESENTATION OF THE GROUND TOPOGRAPHY AND LOT CONFIGURATIONS ONLY AND SHALL ONLY BE USED FOR PLANNING PURPOSES. CORE DESIGN, INC. DOES NOT WARRANT THE INFORMATION AND RECOMMENDS FIELD TOPOGRAPHY BE COLLECTED FOR DESIGN PURPOSES. IF SHOWN, 40% SLOPES WERE DERIVED FROM THIS LIDAR CONTOUR MAPPING AND ARE NOT SPECIFIC TO ANY JURISDICTIONS REGULATIONS.



### LEGEND

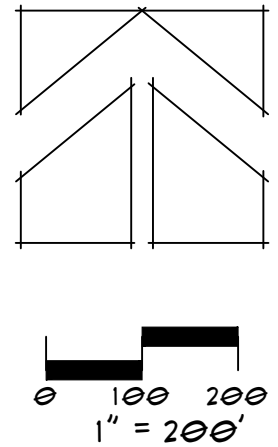
- WETLAND BOUNDARY
- WETLAND BUFFER - 110'
- WETLAND BUFFER - 225'
- STREAM
- STREAM BUFFER - 50'
- STREAM BUFFER - 150'

### NOTES

- THIS PLAN IS A CONCEPT. IT WAS CREATED USING ASSUMPTIONS BASED FROM MUNICIPAL/ZONING CODE.
- THERE HAS BEEN NO TITLE RESEARCH.
- THERE HAS BEEN NO SURVEY WORK DONE FOR THE SITE.

JUN 23, 2022

| SHEET | OF | PROJECT NUMBER |
|-------|----|----------------|
| 1     | 1  | 2728           |

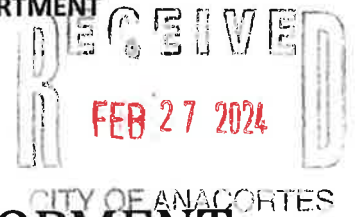


SCIMITAR RANCH  
POTENTIAL OWNERSHIP





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



# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

| APPLICANT CHECKLIST                                                                                                                                                                           |                                                                                                                                                     | OFFICE USE ONLY                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                               | <b>Petition Application Submittal Checklist</b><br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.                 |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Application form (attached)                                                                                                                         |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Petition narrative (attached)                                                                                                                       |                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                      | SEPA Checklist, including Part D for Non-Project Actions                                                                                            |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>For Submittals:</b><br><br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> .) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process.

Contact Libby Grage, Planning Manager, at 360-299-1986 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) with questions about this application form or process.



## APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                                                   |                                                                           |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                                                          | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map       | <input type="checkbox"/> Development Regulations |
| AMENDMENT REQUEST INFO                                                                                                        |                                                                           |                                                  |
| AMENDMENT NAME/TITLE:<br><b>FPRD Public Zoning</b>                                                                            |                                                                           |                                                  |
| APPLICANT INFORMATION                                                                                                         |                                                                           |                                                  |
| NAME:<br>Fidalgo Park & Recreation District                                                                                   | MAILING ADDRESS:<br>1603 22nd St, Anacortes WA 98221                      |                                                  |
| PHONE:<br>3602930673 x107                                                                                                     | EMAIL ADDRESS:<br>rpeterson@fidalgopool.com                               |                                                  |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:<br>Rob Peterson                                                           |                                                                           |                                                  |
| MAP AMENDMENT REQUESTS ONLY<br>(only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment) |                                                                           |                                                  |
| SITE ADDRESS (if applicable):<br><b>1603 22nd St</b>                                                                          |                                                                           |                                                  |
| PARCEL NUMBER(S) (if applicable):<br><small>P31794, P31795, P31796, P31798, P31799, P31802, P31803, P31805, P21804</small>    | SECTION, TOWNSHIP, & RANGE<br>SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST |                                                  |
| LEGAL DESCRIPTION:                                                                                                            | PRESENT LAND USE DESIGNATION:<br><b>R3</b>                                |                                                  |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                                                 |                                                                           |                                                  |
| PROPERTY OWNER NAME:<br>Fidalgo Park and Recreation District                                                                  | MAILING ADDRESS:<br>1603 22nd St, Anacortes WA 98221                      |                                                  |
| EMAIL ADDRESS:<br>rpeterson@fidalgopool.com                                                                                   | PHONE #:<br>3602930673 x107                                               |                                                  |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                                                             |                                                                           |                                                  |
| PROPERTY OWNER NAME:                                                                                                          | MAILING ADDRESS:                                                          |                                                  |
| EMAIL ADDRESS:                                                                                                                | PHONE #:                                                                  |                                                  |

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:



3/25/2024

Printed Name:

Rob Peterson

## PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

A. Detailed statement of what is proposed to be changed and why.

Proposal to change the area to public use. Portions of the land have historically been used as public use since 1973. The other portions have been acquired to provide for future replacement of the current facilities. This land will continue to be used for public use.

B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

No issues impacted as much of the land is already public use and has limited R3 use.

C. Demonstration of why the proposal is needed.

This will better align the zoning with the current use as well as future use.



**D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.**

This proposal will protect public lands for future generations. It will create resource protections and a community gathering space. It will provide for a healthy community, park financing, and sustainable design.

Goal PR-1. Park & Recreational Facilities. Provide a range of high quality and easily accessible park and recreational areas, facilities and opportunities that will serve a wide range of age groups, recreational interests and ability levels.

Goal PR-3. Efficient Parks Program Management. Provide parks, open space, recreation facilities, and a comprehensive recreation services program to the citizens of Anacortes in a well-run, economical and cost-effective manner.

Policy ED-3.5. Encourage activities and facilities that attract visitors throughout the year.

Policy ED-6.1. Encourage opportunities to train the workforce to develop skills for new technologies and family-wage jobs.

Policy EC-1.5. Identify and inventory areas of aesthetic, educational, historical, cultural and/or biological significance, encourage their preservation, and regulate development which could cause significant deterioration of these qualities.

**E. For map amendments only: Description of how the map amendment complies with:**

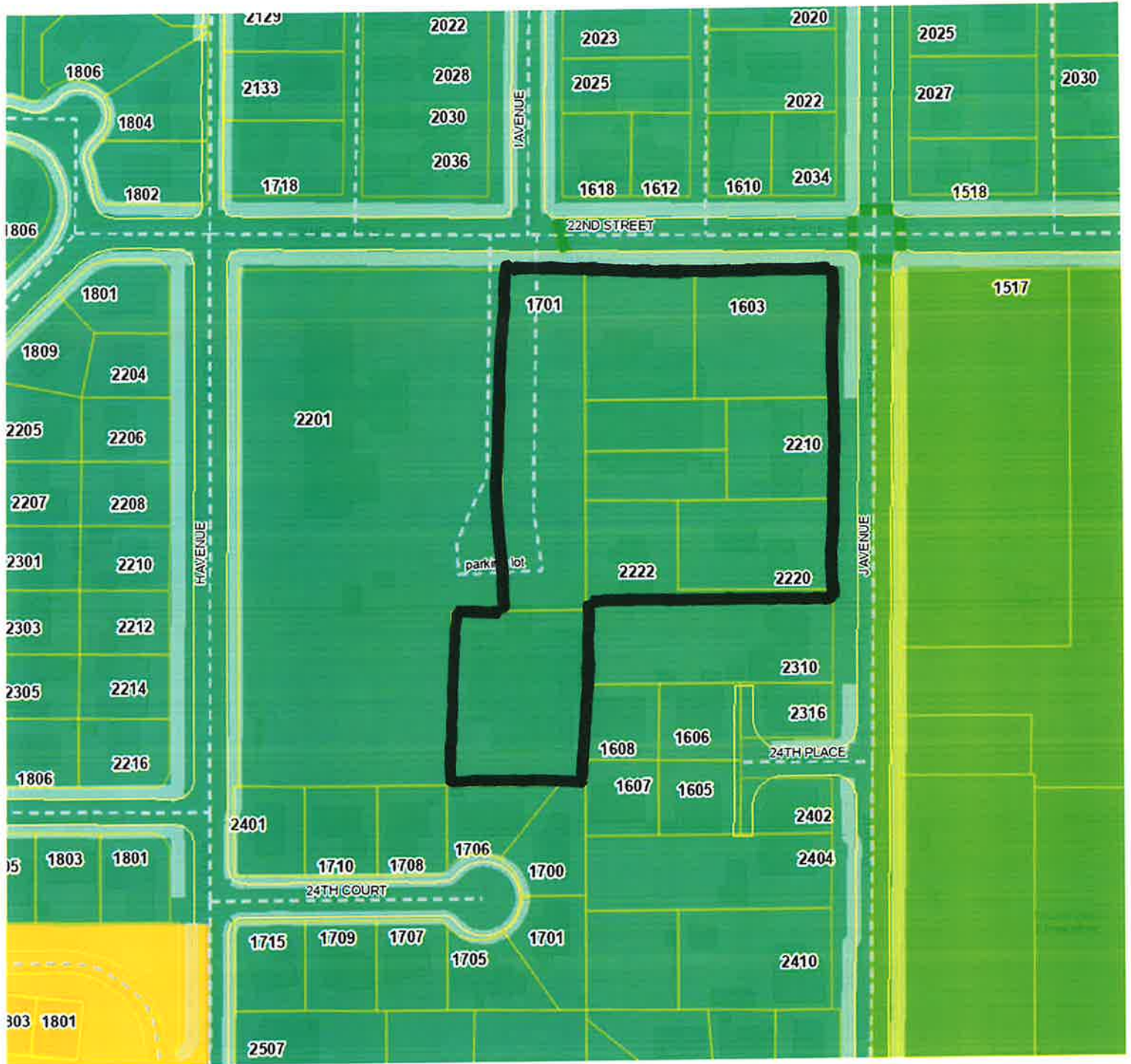
1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.

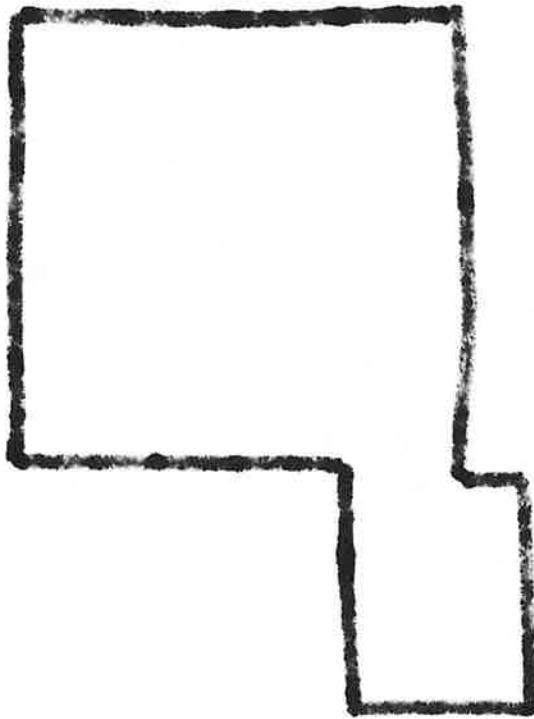
1. Public Use principal uses & density: Public parks and recreation facilities, open space, single family residences under certain circumstances, schools, and other public facilities.

This will land will contain recreation facilities and the senior center.

2.











**PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT**

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6<sup>th</sup> Street, Anacortes WA 98221

Phone: (360) 299-1984



**PCED Received**

Date: March 29, 2024

Document received by the Planning, Community & Economic Development Department

# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

| APPLICANT CHECKLIST                                                                                                                                                                           | Petition Application<br>Submittal Checklist<br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.                     | OFFICE USE ONLY                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                           | Application form (attached)                                                                                                                         |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Petition narrative (attached)                                                                                                                       |                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                      | SEPA Checklist, including Part D for Non-Project Actions                                                                                            |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>For Submittals:</b><br><br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> .) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process.

Contact Libby Grage, Planning Manager, at 360-299-1986 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) with questions about this application form or process.

## APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                    |                                                                     |                                                  |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                           | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map | <input type="checkbox"/> Development Regulations |
| AMENDMENT REQUEST INFO                                                                         |                                                                     |                                                  |
| AMENDMENT NAME/TITLE:                                                                          |                                                                     |                                                  |
| Rockwell Light Manufacturing Zoning Reconsiderations                                           |                                                                     |                                                  |
| APPLICANT INFORMATION                                                                          |                                                                     |                                                  |
| NAME:                                                                                          | MAILING ADDRESS:                                                    |                                                  |
| Port of Anacortes                                                                              | 100 Commercial Ave, Anacortes, WA 98221                             |                                                  |
| PHONE:                                                                                         | EMAIL ADDRESS:                                                      |                                                  |
| 360-293-3134                                                                                   | kevin.anderson@portofanacortes.com                                  |                                                  |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:                                            |                                                                     |                                                  |
| Kevin Anderson                                                                                 |                                                                     |                                                  |
| MAP AMENDMENT REQUESTS ONLY                                                                    |                                                                     |                                                  |
| (only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment) |                                                                     |                                                  |
| SITE ADDRESS (if applicable):                                                                  |                                                                     |                                                  |
| 4015 Airport Road, Anacortes, WA 98221                                                         |                                                                     |                                                  |
| PARCEL NUMBER(S) (if applicable):                                                              | SECTION, TOWNSHIP, & RANGE                                          |                                                  |
| P32363, P32361, P32362, P32372                                                                 | 27 35 01                                                            |                                                  |
| LEGAL DESCRIPTION:                                                                             | PRESENT LAND USE DESIGNATION:                                       |                                                  |
| See attached table with legal descriptions                                                     | Split between LM and AZ                                             |                                                  |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                  |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           | MAILING ADDRESS:                                                    |                                                  |
| Port of Anacortes                                                                              | 100 Commercial Ave                                                  |                                                  |
| EMAIL ADDRESS:                                                                                 | PHONE #:                                                            |                                                  |
| kevin.anderson@portofanacortes                                                                 | 360-293-3134                                                        |                                                  |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                              |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           | MAILING ADDRESS:                                                    |                                                  |
|                                                                                                |                                                                     |                                                  |
| EMAIL ADDRESS:                                                                                 | PHONE #:                                                            |                                                  |
|                                                                                                |                                                                     |                                                  |

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

---

---

Printed Name:

---

# PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

**A. Detailed statement of what is proposed to be changed and why.**

The Port of Anacortes proposes re-designation of the future land use mapping of a portion of a parcel adjacent to the LM zoned parcels known as "Rockwell". Presently, there are three parcels zoned LM in feasibility and design for development at Rockwell (P32363, P32361, P32362). These parcels have wetlands; avoiding impacts to wetlands on these parcels is important.

As a component of future development, we anticipate a Boundary Line Adjustment for these lots to form one or more larger lots. To better avoid wetland impacts, we anticipate including a portion of parcel P32372 directly north of the future BLA. This portion of P32372 would be generally north of the Rockwell lots and south of the Airport Road ROW. See the included map for the area under consideration. If the BLA were to occur, this would not be acceptable as forming a lot with more than a single zoning designation is not permissible. We request that this portion of the P32372 have a re-designation to LM like the adjacent Rockwell Parcel from the current AZ designation.

**B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.**

No immediate anticipated changes from the current and future zoning. However, in the future having the consistent zoning across these lots will help siting development to avoid wetland impacts. The portion of P32372 we are requesting FLUM changes to is a narrow strip between a ROW and the Rockwell parcels. We do not anticipate any aeronautical uses for this narrow strip.

**C. Demonstration of why the proposal is needed.**

The wedge of land between Airport Road and the Rockwell Parcels is a relatively narrow (60-75 ft in width) area zoned AZ. Its shape and configuration preclude aeronautical uses. It will be included in the Rockwell development as it is needed for site access. The Port will likely include this parcel in the BLA to form a single large lot. The underlying zoning is AZ as compared to the LM zoning of the Rockwell parcels. It is not permissible to form a lot with more than one zoning designation with a BLA. We request this narrow strip be changed to LM for future land use designations. This will facilitate siting of future developments to avoid wetland impacts.



The proposed amendment aligns with the Comp Plan's vision to encourage diverse economic opportunities and acquire and retain highly skilled trades/crafts. This proposed change also aligns with the vision of environmental sustainability. It is further congruent with the Comp Plan's goals of having a consistent development pattern (LU-1) and maintaining Anacorte's environmental stewardship (LU-4).

E. For map amendments only: Description of how the map amendment complies with:

1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.

This designation provides for as consistent zoning pattern across several parcels that will merged in BLA to facilitate avoidance of wetland impacts.



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PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6<sup>th</sup> Street, Anacortes WA 98821

Phone: (360) 299-1984

**PCED Received**  
Date: March 29, 2024  
Document received by the Planning, Community  
& Economic Development Department

# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

|                                                                                                                                                                                               |                                                                                                                                                     |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT CHECKLIST                                                                                                                                                                           | <b>Petition Application<br/>Submittal Checklist</b><br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.             | OFFICE USE ONLY                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Application form (attached)                                                                                                                         |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Petition narrative (attached)                                                                                                                       |                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                      | SEPA Checklist, including Part D for Non-Project Actions                                                                                            |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>For Submittals:</b><br><br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> .) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

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## APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                    |                                                                     |                                                  |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                           | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map | <input type="checkbox"/> Development Regulations |
| AMENDMENT REQUEST INFO                                                                         |                                                                     |                                                  |
| AMENDMENT NAME/TITLE:                                                                          |                                                                     |                                                  |
| Cap Sante Marina Zoning Harmonization Scheme                                                   |                                                                     |                                                  |
| APPLICANT INFORMATION                                                                          |                                                                     |                                                  |
| NAME:                                                                                          | MAILING ADDRESS:                                                    |                                                  |
| Port of Anacortes                                                                              | 100 Commercial Ave, Anacortes, WA 98221                             |                                                  |
| PHONE:                                                                                         | EMAIL ADDRESS:                                                      |                                                  |
| 360-293-3134                                                                                   | kevin.anderson@portofanacortes.com                                  |                                                  |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:                                            |                                                                     |                                                  |
| Kevin Anderson                                                                                 |                                                                     |                                                  |
| MAP AMENDMENT REQUESTS ONLY                                                                    |                                                                     |                                                  |
| (only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment) |                                                                     |                                                  |
| SITE ADDRESS (if applicable):                                                                  |                                                                     |                                                  |
| Multiple please see attached table of parcel numbers and legals descriptions.                  |                                                                     |                                                  |
| PARCEL NUMBER(S) (if applicable):                                                              | SECTION, TOWNSHIP, & RANGE                                          |                                                  |
| LEGAL DESCRIPTION:                                                                             | PRESENT LAND USE DESIGNATION:                                       |                                                  |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                  |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           | MAILING ADDRESS:                                                    |                                                  |
| Port of Anacortes                                                                              | 100 Commercial Ave                                                  |                                                  |
| EMAIL ADDRESS:                                                                                 | PHONE #:                                                            |                                                  |
| kevin.anderson@portofanacortes                                                                 | 360-293-3134                                                        |                                                  |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                              |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           | MAILING ADDRESS:                                                    |                                                  |
| EMAIL ADDRESS:                                                                                 | PHONE #:                                                            |                                                  |

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

---

---

Printed Name:

---

# PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note “see attached” and attach more pages to this form.

A. Detailed statement of what is proposed to be changed and why.

The Port of Anacortes proposes redesignation of the future land use mapping of parcels associated with Cap Sante Marina. The marina is currently a mix of Commercial, Commercial Marine, and Marine Mixed Use future land use designations. The existing and anticipated future uses most closely align with Commercial Marine. We request the parcels listed in the included table have their future land use designations changed to Commercial Marine. Please also see the attached letter dated November 29th, 2024 further articulating our rationale.

B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

No immediate anticipated changes from the current and future zoning. However, in the future having the zoning across the marina the same will be beneficial for both planning and implementation. Portions of the marina uplands are zoned commercial which does not allow for piers, docks, and wharves; this conflict with the existing use is self-evident. Having the Commercial Marine designation will ease permitting of amenities associated with the water dependent uses of the marina while allowing for a wide range permitted mixed uses.

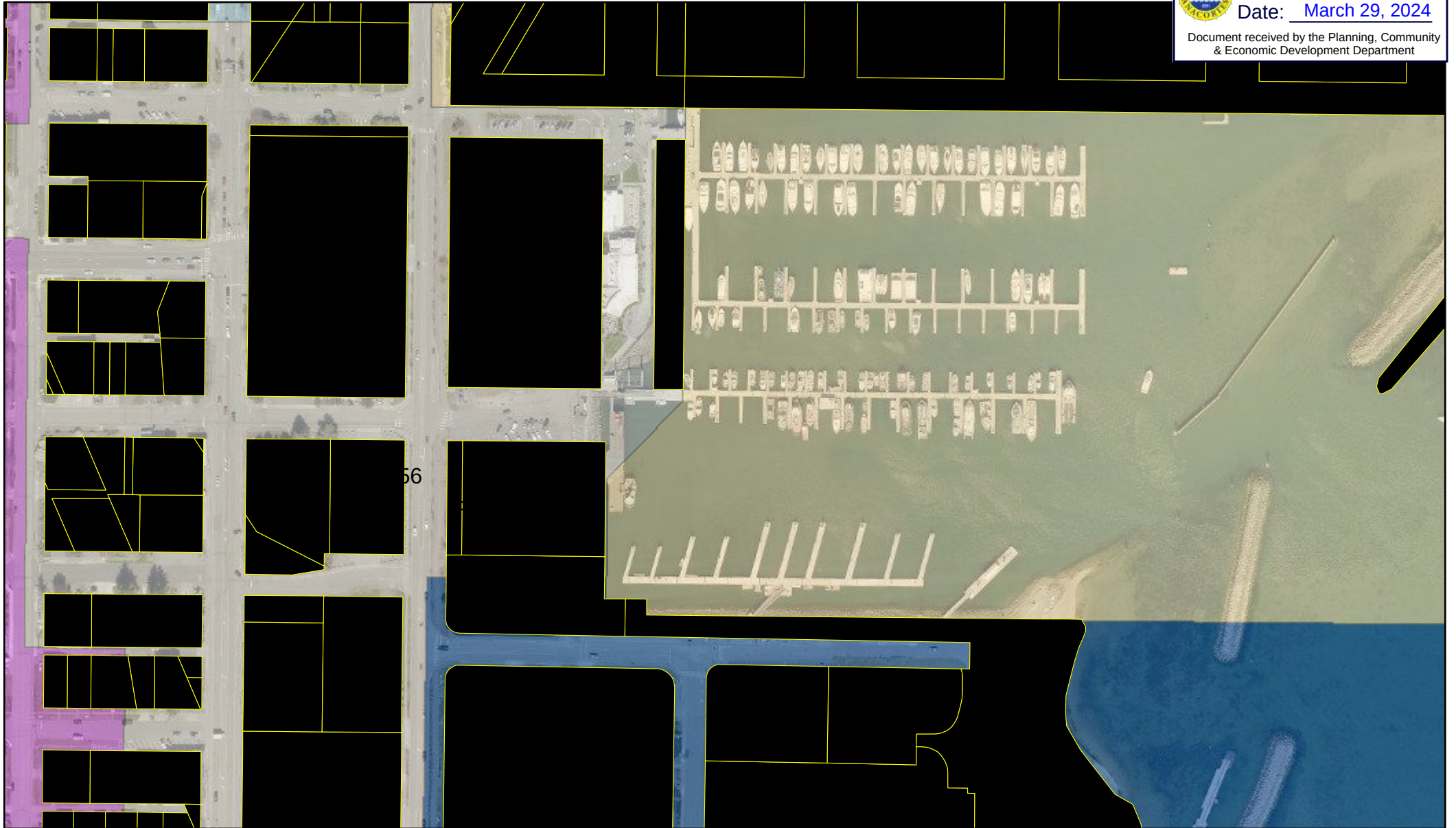
C. Demonstration of why the proposal is needed.

Currently, the main commercial pier in the marina, T-Dock, is split between Commercial and Commercial Marine zoning. Commercial zoning designation does not allow for docks and piers. Additionally, one of the Port's web lockers (underlying parcel P114718) is split between Marine Mixed Use and Commercial zoning. The web lockers are used to support marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways is of primary importance. Having a consistent zoning to support these important components of the unique maritime economy in Anacortes is important.

The proposed amendment aligns with the Comp Plan's vision to encourage diverse economic opportunities, leverage our marine traditions, and acquire and retain highly skilled trades/crafts. It is further congruent with the Comp Plan's goals of having a consistent development pattern (LU-1) and maintaining the waterfront as a unique economic amenity for the City (LU-8).

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.





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7/17/2024  
Anacortes City Council  
City of Anacortes

Supplemental Information in  
Response to Council Request  
PCED Received 7/17/24

## RE: Supplemental Information on the Cap Sante Marina Zoning Harmonization Scheme

### Overview:

During the 7/15/2024 City Council Meeting the Port of Anacortes, as a petitioner, presented proposed changes to the underlying zoning at Cap Sante Marina. The City Council requested additional information on possible future uses at one of the subject parcels. This memo provide supplemental information for the City Council's review of the Port's petition. The Port seeks to preserve the current uses of the site as they are water oriented industrial activities. Maintaining water oriented industrial activities on the site as allowable uses under the Commercial Marine designation is preferred to having them as conditional uses under the Marine Mixed Use designation (AMC 19.41.050). Maintaining these uses support both commercial and recreational users at the marina.

### Subject Parcel and Current Usage

The parcel P32910 (813 Seafarers Way) is a 5.94 acre parcel owned by the Port with several current uses.

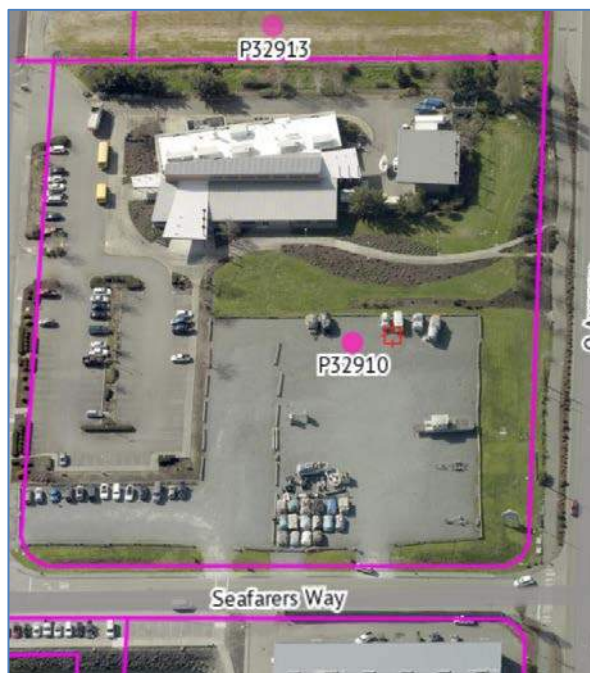


Figure 1: P32910 Subject Parcel as Viewed from the north

- 1) The southern half of the parcel houses the Marine Technology Center. This educational facility trains students from Skagit Valley College and the Northwest Career and Technical Academy in many aspects of the marine trades including vessel repair, marine mechanical and electronic technology, and other



areas of the growing boat and ship service industry. Students have hands on opportunities to learn these skills with experienced professionals from the marine trades teaching classes.

- 2) Auxillary fishermen's work area—commercial fishermen use this parcel to:
  - a. Mend and hang nets and repair lines and other tackle used in commercial fisheries,
  - b. Storage of fishing gear, nets, and lines,
  - c. Minor vessel repairs not requiring a boatyard (touch up painting, electronics work, etc.)
- 3) Mid-term on-trailer vessel storage—vessels are between fisheries are sometimes stored on trailers in the gravel lot on trailers.
- 4) Trailer parking—vessels launched at the marina utilize this area for parking while vessels are in the water.
- 5) Oil spill response equipment storage—both the Port and Oil Spill Response Organizations (OSROs) stage spill equipment at this site for easy access in spill scenarios.



Figure 2: P32910 Showing typical use of commercial fishing gear storage, vessel storage, and trailer parking (view to the NE)



Figure 3: P 32190 Showing typical usage of OSROs staging and trailer parking (View to the SE)

## Future Uses and Zoning

The Port is not contemplating any changes to the current usage of the subject parcel. Space for these uses are in demand in Anacortes. Having these uses in proximity to the marina is convenient and promotes productive use of existing infrastructure. The Port seeks to maintain these uses on the site to support commercial tenants and users at the marina as well as recreational users. The current uses on the site are well-aligned with the allowable uses for the Commercial Marine designation from the Principal Uses for Mixed-Use and Industrial Zones Table (Figure 4). These uses are best defined as water-oriented industrial activities (Figure 5) and would be conditionally approved uses if the underlying zoning remains MMU.

| Principal Use                                                    | CBD | C | MMU | CM | CM2 | LM | LM1 | MS | I | HM | Reference                        |
|------------------------------------------------------------------|-----|---|-----|----|-----|----|-----|----|---|----|----------------------------------|
| Recycling facility                                               |     |   |     |    |     |    | P   |    | P | P  | <a href="#">AMC 19.45.070(B)</a> |
| <b>Water-Oriented Industrial Uses,</b><br>except as listed below |     |   | C   | P  | P   | P  |     | P  | P | P  | <a href="#">AMC 19.45.080(A)</a> |
| Dry stack boat storage                                           |     |   | C   | P  | P   |    |     |    | P | P  | <a href="#">AMC 19.45.080(B)</a> |
| Boat launch facility                                             |     |   | P   | P  | P   | P  |     | P  | P | P  | <a href="#">AMC 19.45.080(C)</a> |

Figure 4: Excerpt from the principal uses table (AMC 19.41.050)

A. *Water-Oriented Industrial Use Category.* Industrial type uses that are either water-dependent, water-related, or water-enjoyment use, or any combination thereof. The water-oriented industrial use category includes, but is not limited to:

1. Ship and boat building and repair.
2. Seafood processing.
3. Dry stack boat storage.
4. Maritime administration.
5. Piers and wharfs.
6. Water-based shipping terminals.
7. Boat launch facilities.

Figure 5: Definition of water oriented industrial uses from AMC 19.45.080

While it had been contemplated in the past, the Port has no plans to change the uses at the subject parcel and seeks to preserve the current uses at the site. As the Port looks to further develop uplands in other parts of the marina, the Port views this site as mission-critical to Cap Sante Marina and the many commercial and recreational users of Port facilities. This parcel supports economic activities that provide livelihoods for Anacortes residents, training for the next generation of the marine trades, recreational opportunities for visitors to Anacortes, and an accessible staging area for spill response.



## Summary

The Port has provided this additional information at the request of the City Council. Please review this information if there are follow up questions or clarifications, please contact Kevin Anderson ([kevin.anderson@portofanacortes.com](mailto:kevin.anderson@portofanacortes.com)). We view the current and future activities at the site as best aligned with the Commercial Marine designation and seek to change the underlying zoning from Marine Mixed Use to Commercial Marina.

During the recent pre-application conference for the T-Dock Reconfiguration project, it was brought to the Port's attention that there is some incongruous zoning in the uplands around Cap Sante Marina. The issue directly impacts the permitting of T-Dock. T-Dock is split between the Commercial (C) and Commercial Marine (CM) zoning areas (Figure 1). In the C zone, piers and wharves are not allowed. This seems to be an artifact of old mapping.

At present, it appears there is no straightforward pathway to add “non-conforming, existing” uses in the Shoreline Master Program. One potential solution mentioned to move forward with T-Dock permitting is to allow piers and wharves in the C zoning designation. The only portion of C zoning with shoreline in the City is at Cap Sante Marina; it appears the inclusion of piers and wharfs in the C designation would have a limited larger impact to the City's overall planning. The Port supports this effort as an intermediate step to expedite the permitting of T-Dock.

A long-term remedy to this problem is to change the underlying zoning to something more consistent with the adjoining and existing uses. The Port strongly supports changing the underlying zoning to reflect the current uses. Currently much of the marina is zoned CM with small sections of Marine Mixed Use (MMU) and C zoning designations. All three of these designations are “mixed-use” zoning and allow for a wide range of activities and developments. However, to ensure consistency moving forward, we propose modest changes to the zoning.

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**PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT**

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6<sup>th</sup> Street, Anacortes WA 98821

Phone: (360) 299-1984



# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

| APPLICANT CHECKLIST                                                                                                                                                                           |                                                                                                                                                     | OFFICE USE ONLY                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                               | <b>Petition Application Submittal Checklist</b><br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.                 |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Application form (attached)                                                                                                                         |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Petition narrative (attached)                                                                                                                       |                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                      | SEPA Checklist, including Part D for Non-Project Actions                                                                                            |                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                           | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>For Submittals:</b><br><br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> .) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process.

Contact Libby Grage, Planning Manager, at 360-299-1986 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) with questions about this application form or process.

## APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                                                           |                                                                     |                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                                                                  | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map | <input type="checkbox"/> Development Regulations |
| AMENDMENT REQUEST INFO                                                                                                                |                                                                     |                                                  |
| AMENDMENT NAME/TITLE:<br><br>Marine Terminal Zoning Harmonization Scheme                                                              |                                                                     |                                                  |
| APPLICANT INFORMATION                                                                                                                 |                                                                     |                                                  |
| NAME:<br><br>Port of Anacortes                                                                                                        | MAILING ADDRESS:<br><br>100 Commercial Ave, Anacortes, WA 98221     |                                                  |
| PHONE:<br><br>360-293-3134                                                                                                            | EMAIL ADDRESS:<br><br>kevin.anderson@portofanacortes.com            |                                                  |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:<br><br>Kevin Anderson                                                             |                                                                     |                                                  |
| MAP AMENDMENT REQUESTS ONLY<br>(only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment)         |                                                                     |                                                  |
| SITE ADDRESS (if applicable):<br><br>100 O Avenue, Anacortes, WA 98221                                                                |                                                                     |                                                  |
| PARCEL NUMBER(S) (if applicable):<br><br>P55355                                                                                       | SECTION, TOWNSHIP, & RANGE<br><br>13 35 01                          |                                                  |
| LEGAL DESCRIPTION:<br><br><small>LOTS 7 TO 10, BLOCK 66, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED</small> | PRESENT LAND USE DESIGNATION:<br><br>Split between LM and MS        |                                                  |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                                                         |                                                                     |                                                  |
| PROPERTY OWNER NAME:<br><br>Port of Anacortes                                                                                         | MAILING ADDRESS:<br><br>100 Commercial Ave                          |                                                  |
| EMAIL ADDRESS:<br><br>kevin.anderson@portofanacortes                                                                                  | PHONE #:<br><br>360-293-3134                                        |                                                  |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                                                                     |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                                                                  | MAILING ADDRESS:                                                    |                                                  |
| EMAIL ADDRESS:                                                                                                                        | PHONE #:                                                            |                                                  |



**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:

---

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Printed Name:

---

# PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

A. Detailed statement of what is proposed to be changed and why.

The Port of Anacortes proposes redesignation of the future land use mapping of a parcel at the Marine Terminal (MT). The MT is primarily zoned MS; this designation is ideal for the unique mix of uses and infrastructure along the Guemes Channel. However, portions of parcel P55355 are within the LM zoning designation. The existing and anticipated future uses most closely align with MS. We request the parcel listed have its future land use designations changed to MS. This

B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

No immediate anticipated changes from the current and future zoning. However, in the future having the zoning across the MT the same will be beneficial for both planning and implementation. Having clarity of the permitted use and a single zoning designation for a parcel will allow the site to be utilized to its fullest potential.

C. Demonstration of why the proposal is needed.

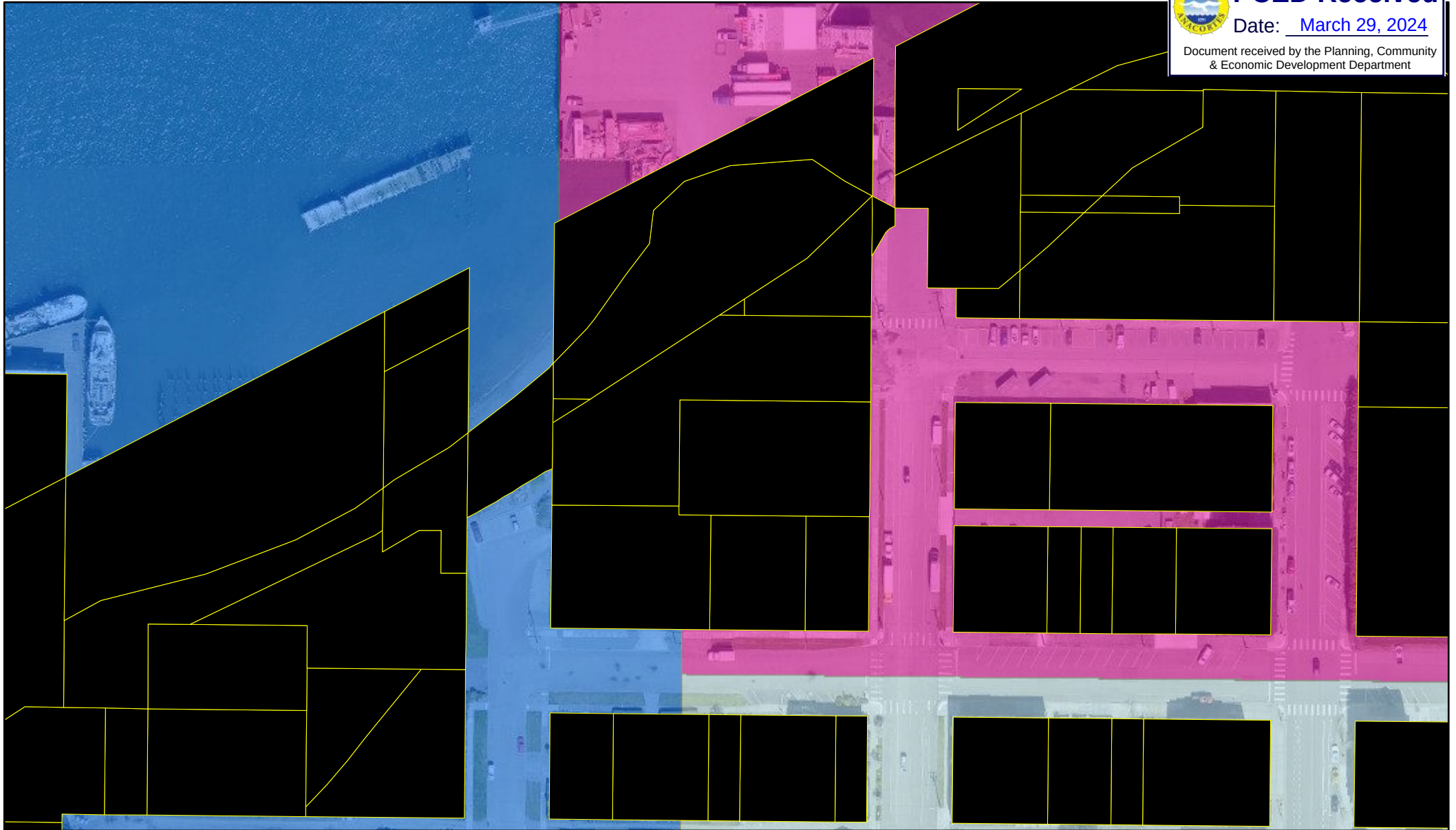
Currently, parcel P55355 is split between two zoning designations. The parcel is part of a larger site referred to as "Quiet Cove"; the site is composed of several parcels (P55354, P55355, P55358, and P355359). The site is used as a single lot for practical purposes. Having a consistent designation across the site will ease future development strategies for Quiet Cove and eliminate confusion when it comes to permitting.

The proposed amendment aligns with the Comp Plan's vision to encourage diverse economic opportunities, leverage our marine traditions, and acquire and retain highly skilled trades/crafts. It is further congruent with the Comp Plan's goals of having a consistent development pattern (LU-1) and maintaining the waterfront as a unique economic amenity for the City (LU-8).

E. For map amendments only: Description of how the map amendment complies with:

1. The land use designation criteria in the comprehensive plan; and
2. Approval criteria for map amendments and rezones.

This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel. Marine oriented manufacturing and shipping uses plus complementary support uses.



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**PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT**

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Office Location: 904 6<sup>th</sup> Street, Anacortes WA 98821

Phone: (360) 299-1984

**City of Anacortes**

Received by PCED

Date: March 31, 2020

# COMPREHENSIVE PLAN / DEVELOPMENT REGULATION AMENDMENT PETITION

## SUBMITTAL REQUIREMENTS

| Applicant Checklist                                                                                                                                                                                                                                          | <b>Submittal Requirement Checklist</b><br>See <a href="#">AMC Ch. 19.16 Legislative Actions</a> for complete requirements.                          | Office Use Only                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| X                                                                                                                                                                                                                                                            | <a href="#">Application form (attached)</a>                                                                                                         |                                                                                                                                              |
| X                                                                                                                                                                                                                                                            | <a href="#">Petition narrative (attached)</a>                                                                                                       |                                                                                                                                              |
| X                                                                                                                                                                                                                                                            | <a href="#">SEPA Checklist</a> , including <a href="#">Part D for Non-Project Actions</a>                                                           |                                                                                                                                              |
| X                                                                                                                                                                                                                                                            | Map identifying the property included in the proposed amendment (if applicable) showing parcels and streets located within and adjacent to the site |                                                                                                                                              |
| <b>Required Number of Copies and Plan Size</b><br><b>3</b> paper copies of each item above<br><b>Digital</b> copy of the application and all submitted materials (flash drive or to <a href="mailto:pced@cityofanacortes.org">pced@cityofanacortes.org</a> ) |                                                                                                                                                     | <b>Application Fee</b><br><a href="#">See the Land Use Application Fee Schedule</a><br>(There is no fee for policy/text amendment petitions) |

Completed petitions must be received by the last business day of March. Early contact with the Planning, Community, & Economic Development Department is encouraged prior to submittal of your petition. Please review AMC 19.16 for more information about the amendment review process. Contact Libby Grage, Planning Manager, at 360-299-1986 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) with questions about this application form or process.

## APPLICATION INFORMATION

| TYPE OF AMENDMENT REQUESTED                                                                    |                                                                     |                                                  |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Policies                                           | <input checked="" type="checkbox"/> Comprehensive Plan Land Use Map | <input type="checkbox"/> Development Regulations |
| AMENDMENT REQUEST INFO                                                                         |                                                                     |                                                  |
| AMENDMENT NAME/TITLE:                                                                          |                                                                     |                                                  |
| Comprehensive Plan Map Amendment                                                               |                                                                     |                                                  |
| APPLICANT INFORMATION                                                                          |                                                                     |                                                  |
| NAME:                                                                                          |                                                                     | MAILING ADDRESS:                                 |
| Tom and Laura Skillings                                                                        |                                                                     | 8737 Fernwood St. NE, Olympia, 98516             |
| PHONE:                                                                                         |                                                                     | EMAIL ADDRESS:                                   |
| (360) 789-7550                                                                                 |                                                                     | tskillings@skillings.com                         |
| NAME OF DESIGNATED CONTACT IF APPLICANT IS A GROUP:                                            |                                                                     |                                                  |
| Tom Skillings                                                                                  |                                                                     |                                                  |
| MAP AMENDMENT REQUESTS ONLY                                                                    |                                                                     |                                                  |
| (only complete this portion if you are requesting a Comprehensive Plan Land Use Map amendment) |                                                                     |                                                  |
| SITE ADDRESS (if applicable):                                                                  |                                                                     |                                                  |
| 3506 Fidalgo Bay Road                                                                          |                                                                     |                                                  |
| PARCEL NUMBER(S) (if applicable):                                                              |                                                                     | SECTION, TOWNSHIP, & RANGE                       |
| P33062 ; P33058; & P33059;                                                                     |                                                                     | Sec 30, T 35, R 2E                               |
| LEGAL DESCRIPTION:                                                                             |                                                                     | PRESENT LAND USE DESIGNATION:                    |
| See attached BLA application                                                                   |                                                                     | (P33062 R-3); (P33058 "I"); (P33059 "I" and R-3) |
| PROPERTY OWNER INFORMATION: <input type="checkbox"/> Multiple owners attached                  |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           |                                                                     | MAILING ADDRESS:                                 |
| Tom and Laura Skillings                                                                        |                                                                     | 8737 Fernwood St. NE, Olympia, 98516             |
| EMAIL ADDRESS:                                                                                 |                                                                     | PHONE #:                                         |
| tskillings@skillings.com                                                                       |                                                                     | (360) 789-7550                                   |
| OWNER'S AUTHORIZED AGENT/CONTACT:                                                              |                                                                     |                                                  |
| PROPERTY OWNER NAME:                                                                           |                                                                     | MAILING ADDRESS:                                 |
| Tom and Laura Skillings                                                                        |                                                                     | 8737 Fernwood St. NE, Olympia, 98516             |
| EMAIL ADDRESS:                                                                                 |                                                                     | PHONE #:                                         |
| tskillings@skillings.com                                                                       |                                                                     | (360) 789-7550                                   |

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project.

Signature by Owner/Agent:

Date:



March 31, 2020

Printed Name:

Tom Skillings



# PETITION NARRATIVE

**For all types of amendment requests:**

Please fill in each space with the requested information, or note "see attached" and attach more pages to this form.

A. Detailed statement of what is proposed to be changed and why.

See attachment to the Master Land Use Permit Application

B. Statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

See attachment to the Master Land Use Permit Application

C. Demonstration of why the proposal is needed.

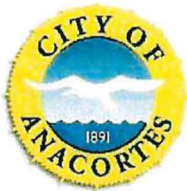
See attachment to the Master Land Use Permit Application

D. Statement of how the amendment is consistent with the comprehensive plan's vision and goals.

See attachment to the Master Land Use Permit Application

E. **For map amendments only:** Description of how the map amendment complies with:  
1. The land use designation criteria in the comprehensive plan; and  
2. Approval criteria for map amendments and rezones.

See attachment to the Master Land Use Permit Application for both 1 and 2



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

City of Anacortes  
Received by PCED  
Date: March 31, 2020

# Master Land Use Permit Application

| TYPE OF APPLICATION (check all that apply):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Administrative Interpretation<br><input type="checkbox"/> Annexation Request<br><input type="checkbox"/> Binding Site Plan (Preliminary)<br><input checked="" type="checkbox"/> Boundary Line Adjustment (BLA)<br><input checked="" type="checkbox"/> Comprehensive Plan/ Map Amendment Request<br><input type="checkbox"/> Conditional Use Permit (CUP) per AMC 19.36<br><input type="checkbox"/> Conditional/Special Use Permit (CUP) per AMC 17.70<br><input type="checkbox"/> Cottage Housing Development<br><input type="checkbox"/> Development Agreement<br><input type="checkbox"/> Essential Public Facility | <input type="checkbox"/> Floodplain Development Permit<br><input type="checkbox"/> Home Occupation Permit<br><input type="checkbox"/> Long Subdivision (Preliminary)<br><input type="checkbox"/> Lot Certification<br><input type="checkbox"/> Minor Permit Revision<br><input type="checkbox"/> Plat Amendment /Modification<br><input type="checkbox"/> SEPA Environmental Review<br><input type="checkbox"/> Shoreline Conditional Use Permit<br><input type="checkbox"/> Shoreline Exemption<br><input type="checkbox"/> Shoreline Substantial Development Permit<br><input type="checkbox"/> Shoreline Variance | <input type="checkbox"/> Short Subdivision (Preliminary)<br><input type="checkbox"/> Site Plan Review – Type 1<br><input type="checkbox"/> Site Plan Review – Type 2<br><input type="checkbox"/> Stormwater Management Manual Adjustments & Exceptions<br><input type="checkbox"/> Variance (Level 1)<br><input type="checkbox"/> Variance (Level 2)<br><input type="checkbox"/> Wireless Conditional Use Permit (WCUP)<br><input type="checkbox"/> Wireless Service Facility (WSF) Permit<br><input type="checkbox"/> Zoning Code/ Map Amendment Request (Rezone) |
| PROJECT & SITE INFORMATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SITE ADDRESS:<br>3506 FIDALGO BAY ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PROJECT NAME:<br>SKILLINGS - BLA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PARCEL NUMBER(S):<br>P33062 P33059 P33058                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SECTION, TOWNSHIP, & RANGE<br>SEC 30, T35, R2E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LOT SQUARE FOOTAGE & ACREAGE:<br>82,777 SQ FT 1.90 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PROJECT VALUATION:<br>N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LEGAL DESCRIPTION:<br>SEE MAP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PRESENT ZONING: P33059 - I<br>P33062 - R3; P33058 - I & R3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PRESENT USE OF PROPERTY: P33058 + 59<br>P33062 Residential / Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CUT & FILL (CY) PROPOSED:<br>N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PRE-APPLICATION CONFERENCE HELD?:<br><input type="checkbox"/> Yes, the City file # is _____ <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | WATER SOURCE:<br><input checked="" type="checkbox"/> City of Anacortes <input type="checkbox"/> Private Well <input type="checkbox"/> Community Well                                                                                                                                                                                                                                                                                                                                                                                                               |
| SEWAGE DISPOSAL:<br><input checked="" type="checkbox"/> City of Anacortes <input type="checkbox"/> Septic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ROAD ACCESS:<br><input checked="" type="checkbox"/> City Road <input type="checkbox"/> State Highway <input type="checkbox"/> Private Road                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                  |                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET:</b><br><input type="checkbox"/> Yes / Type _____ <input checked="" type="checkbox"/> No                                                                                 | <b>WATER BODIES WITHIN 200 FEET:</b><br><input type="checkbox"/> Yes / Name: _____ <input checked="" type="checkbox"/> No |
| <b>FLOODPLAIN:</b><br>Flood Zone: <u>ZONE X</u> FIRM Panel # <u>53031700824</u> Date of Panel: <u>9/17/2003</u>                                                                                                                  |                                                                                                                           |
| <b>LOT COVERAGE AREA CALCULATIONS:</b><br>Existing Square Footage: <u>See MAP</u> Proposed Square Footage: <u>See MAP</u>                                                                                                        |                                                                                                                           |
| <b>IMPERVIOUS SURFACE AREA CALCULATIONS:</b><br>Existing Impervious Square Footage: _____ New Impervious Surface: _____                                                                                                          |                                                                                                                           |
| <b>DESCRIPTION OF SUBJECT PROPOSAL:</b> <input checked="" type="checkbox"/> Additional pages attached                                                                                                                            |                                                                                                                           |
| <b>PROPOSED WORK:</b> <u>Adjust property lines of abutting parcels that my wife and I own. The zoning of abutting parcels are not the same. will require a comprehensive plan land use map amendment.</u><br><u>See Attached</u> |                                                                                                                           |
| <b>PROPERTY OWNER INFORMATION:</b> <input type="checkbox"/> Multiple owners attached                                                                                                                                             |                                                                                                                           |
| <b>NAME:</b><br><u>TOM + LAURA SKILLINGS</u>                                                                                                                                                                                     | <b>MAILING ADDRESS:</b><br><u>8737 FERNWOOD ST. NE</u>                                                                    |
| <b>CITY, STATE, ZIP:</b><br><u>OLYMPIA, WA. 98516</u>                                                                                                                                                                            | <b>PHONE #:</b><br><u>360 789-7550</u>                                                                                    |
| <b>FAX #:</b>                                                                                                                                                                                                                    | <b>EMAIL ADDRESS:</b><br><u>TSKILLINGS@SKILLINGS.COM</u>                                                                  |
| <b>APPLICANT INFORMATION:</b> <input checked="" type="checkbox"/> Same as property owner                                                                                                                                         |                                                                                                                           |
| <b>NAME:</b>                                                                                                                                                                                                                     | <b>MAILING ADDRESS:</b>                                                                                                   |
| <b>CITY, STATE, ZIP:</b>                                                                                                                                                                                                         | <b>PHONE #:</b>                                                                                                           |
| <b>FAX #:</b>                                                                                                                                                                                                                    | <b>EMAIL ADDRESS:</b>                                                                                                     |
| <b>CONTACT PERSON:</b> <input checked="" type="checkbox"/> Same as property owner <input type="checkbox"/> Same as applicant                                                                                                     |                                                                                                                           |
| <b>NAME:</b>                                                                                                                                                                                                                     | <b>MAILING ADDRESS:</b>                                                                                                   |
| <b>CITY, STATE, ZIP:</b>                                                                                                                                                                                                         | <b>PHONE #:</b>                                                                                                           |
| <b>FAX #:</b>                                                                                                                                                                                                                    | <b>EMAIL ADDRESS:</b>                                                                                                     |



## ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).                      |
|    | I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according the City's critical areas regulations.                                                                                                                                                                                                                                                                                |
|    | I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.                                                                                                                                                                                                                                                                                                                                                |
|    | I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know. |
|  | I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.                             |
|  | I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.                                                                                                                                                                                                                                                                                                      |

Signature required on next page.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

**Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.**

Signature: Thomas E. Skillings Date: 3/28/2020

Printed Name: Thomas E. Skillings

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ~~SKAGIT~~ THURSTON

I certify that I know or have satisfactory evidence that THOMAS E. SKILLINGS is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as the free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2020



Gloria B. Walkley  
Notary Public

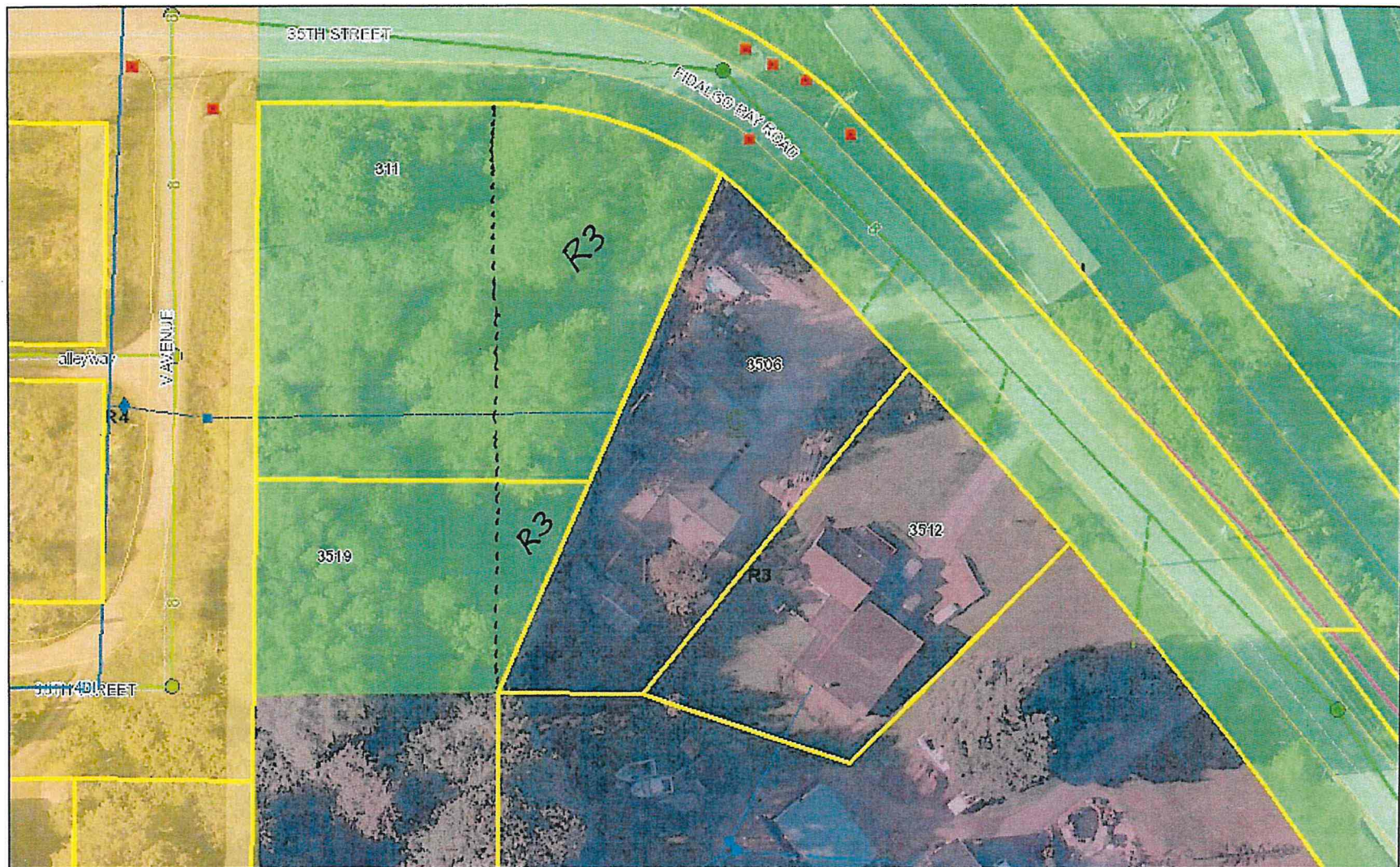
Residing at Olympia

My appointment expires 6-21-23



## Anacortes Everything Map-Planning/Building

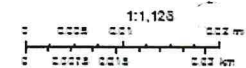
EXHIBIT # 1



March 13, 2020



City of Anacortes



- |                      |            |          |                 |                |
|----------------------|------------|----------|-----------------|----------------|
| County_Parcel Yellow | Blow Offs  | Valves   | Mains           | County Streets |
| Cathodic             | Meters     | Drains   | Abandoned       | Addresses      |
| Hydrants             | Rectifiers | Laterals | Street Segments | Signs          |

City of Anacortes  
 Received by PCED  
 Date: March 31, 2020



**Additional information for Master Land Use Permit Application for a Boundary Line Adjustment, (BLA) and a Comprehensive Plan/Map Amendment Request.**

Pursuant to 19.16.040, Petitions:

**A. Types of Petitions. A petition is one or more of the following types:**

2. An amendment to the comprehensive plan land use map (which require a simultaneous rezone).

We are not requesting a rezone. The proposed Boundary Line Adjustment will move a lot line of an R-3 zoned lot over a portion of a lot zoned Industrial, "I". This map amendment would move the zoning to coincide with the new property line. It does not change the existing underlying zoning of any of the lots.

**D Contents of the Petition:**

**1, A description of what is being proposed:**

My wife and I own the impacted parcels that are subject to this request. We have recently built a new home at 3506 Fidalgo Bay Road, Parcel No. P33062. The existing zoning for our lot is Residential Medium Density (R-3). (see attached "Anacortes Everything Map-Planning/Building" Exhibit #1).

We also own parcel 311 35<sup>th</sup> Street, Parcel No. P33059. The existing zoning is Industrial (I); and parcel 3519 V Avenue, Parcel No P33058. The existing zoning of this lot is split, part of the lot is zoned Industrial and the remainder is zoned Residential Medium Density R-3.

We would like to make a boundary line adjustment to provide additional area for our residential where we have built our new home. As you can see from the attached survey map and Exhibit #1, the new west boundary line would run parallel to the V Avenue right of way. We are requesting the R-3 zone be extended to the new property line as shown on Exhibit #1.

We do not have any planned or proposed development as a result of this proposed map amendment. Moving the west boundary line away from our new home provides us more space and side-yard setback round our home. We built our new how in the same location as the old house. The side yard setback to the industrial lot next door is in too close proximity to our residential home.

**2, A statement of anticipated impacts caused by the change:**

The zoning boundary change will not impact future usability of any of the parcels. The remaining area on the industrial zoned lot is still adequate. As mentioned, we have no land use action proposed as a result of this zone boundary change. The sole purpose of this change in the zone boundary request is in response to moving the lot line between a R-3 zoned lot and a Industrial zoned lot. This zone boundary change does not impact any other lots or geographic areas. No issues are anticipated as a result of this zoning boundary modification.

Tom and Laura Skillings  
3506 Fidalgo Bay Road

Request for Comp Plan Map Amendment  
March 30, 2020



**3, A demonstration of why the proposal is needed:**

We are requesting a Boundary Line Adjustment. The adjacent lots have different zoning. The zone boundary needs to be changed and the comprehensive zoning map needs to be changed so the new lot line becomes the new zone boundary. (See Exhibit 1)

**4, A statement of how is the proposed plan/map amendment consistent with the comprehensive plan's goals and visions.**

Pursuant to the requested Boundary Line Adjustment, this proposed map amendment would move the existing R-3 zone boundary to coincide with the newly adjusted lot line between the lot designated as Residential R-3 and the lot designated as Industrial "I". The proposed revised boundary would be consistent with the existing Comprehensive Plan because it does not change the respective lot's zoning designation. The parcel No. P33062 would remain R-3 and the parcels No. P33058 and P33059 would maintain their existing zoning. (see exhibit #1) The map change would move the zoning boundary to coincide with the new lot line. Therefore, the proposed change would remain consistent with the existing Comprehensive Plan's vision and goals.

**E. A petition for a ... amendment of the Comprehensive Plan map must also include a detailed description of how the map amendment complies with:**

**1, The land use designation criteria in the comprehensive plan**

This request for a map amendment does not change the underlying zoning. The parcel is currently zoned industrial, only the lot boundary is being changed when the requested BLA is approved. Therefore, the requested map amendment, (moving the zone boundary line to coincide with the new lot line, fits the criteria listed below for the existing industrial lot and the R-3 designated zone are still consistent with the City's Comprehensive Plan.

*Industrial (I).*

*1. 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.*

*2. Use of this zone is appropriate for areas designated industrial in the comprehensive plan.*

**2, Approval criteria for map amendments and rezones.**

19.16.080 This section of the code states in part, the proposed map amendments must meet the following for consideration:

*e. Consistency of the proposal with the comprehensive plan;*

This map amendment is consistent with the comprehensive plan. After the map amendment, the existing lots will have the same exact zoning as currently designated on the

Comprehensive Plan zoning map. Only the boundary line will move to match the property line adjustment pursuant to the proposed BLA.

*f. For proposed comprehensive plan map changes, whether the proposal is justified by changed or changing conditions, whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and whether the proposal will be compatible with neighboring properties and not adversely affect the value of those properties.*

This proposed map amendment does not create a new zone designation for the existing lot. It does not create an isolated land use designation or spot zone. It is consistent with the existing Comprehensive plan.

**Respectfully Submitted**

Tom and Laura Skillings  
[Tskillings@skillings.com](mailto:Tskillings@skillings.com)  
(360) 789-7550



## **SEPA ENVIRONMENTAL CHECKLIST- PART D – FOR NON-PROJECT ACTIONS**

City of Anacortes

Received by PCED

Date: March 31, 2020

### **Use of checklist for nonproject proposals: [\[help\]](#)**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **D. Supplemental sheet for nonproject actions [\[help\]](#)**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
The proposal is a Boundary Line Adjustment only. No land use action is proposed, no construction is proposed and therefore there will not be an increase in the discharge to water, or emissions to the air, or release of toxic discharges, or increased noise.

Proposed measures to avoid or reduce such increases are:

N/A No project is proposed

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No land use change is proposed as part of this request and therefore there will not be any effect on plants, fish or marine life

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None: No land use action is proposed as part of the BLA application and resultant Comp Plan Map amendment

3. How would the proposal be likely to deplete energy or natural resources?

N/A No project is proposed

Proposed measures to protect or conserve energy and natural resources are:

N/A No project is proposed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A No project is proposed

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A, no project is proposed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A No project is proposed

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A No project is proposed

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A No project is proposed

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None that we are aware of.





## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) The project is a Boundary Line Adjustment, (BLA) to adjust the  
The project is a Boundary Line Adjustment, (BLA) to adjust the boundary line between the  
lots that we own, resulting in requirement of a Comprehensive Plan Map Amendment.
2. Name of applicant: [\[help\]](#) Tom and Laura Skillings
3. Address and phone number of applicant and contact person: [\[help\]](#)  
8737 Fernwood St. NE, Olympia, 98516  
(360) 789-7550
4. Date checklist prepared: [\[help\]](#)  
March 31, 2020
5. Agency requesting checklist: [\[help\]](#)  
City of Anacortes
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
As soon as the City will approve the BLA and the map amendment. There is no other action proposed.
7. Do you have any plans for future additions, expansion, or further activity related to or  
connected with this proposal? If yes, explain. [\[help\]](#)  
None at this time
8. List any environmental information you know about that has been prepared, or will be  
prepared, directly related to this proposal. [\[help\]](#)  
None that we are aware of.
9. Do you know whether applications are pending for governmental approvals of other  
proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
None
10. List any government approvals or permits that will be needed for your proposal, if known.  
[\[help\]](#) Approval of the BLA
11. Give brief, complete description of your proposal, including the proposed uses and the size  
of the project and site. There are several questions later in this checklist that ask you to  
describe certain aspects of your proposal. You do not need to repeat those answers on this  
page. (Lead agencies may modify this form to include additional specific information on project  
description.) [\[help\]](#)  
We are proposing an adjustment of the property line between our residential lot and our abutting lots that are  
Industrial. No other land use action is proposed at this time.
12. Location of the proposal. Give sufficient information for a person to understand the precise  
location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The impacted lots include 3506 Fidalgo Bay Road, Parcel P33062; 311 35th Street, Parcel P33059 and 3519 V Avenue, Parcel 33058, all situated in Section 30, T 35, R 2E  
See associated Master Land Use Permit Application for the BLA

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

#### a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other The site grade varies from nearly flat adjacent to 35th increasing to approximately 10% grade to the south.

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope is approximately 10%

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soils vary from organic clayey sand to black loam

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No land use change is proposed as part of this request.

#### f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No land use change is proposed as part of this request.

#### g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

No land use change is proposed as part of this request.

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No land use change is proposed as part of this request.

**2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

No land use change is proposed as part of this request.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None

**3. Water**

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No land use change is proposed as part of this request.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No land use change is proposed as part of this request.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No



## b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No land use change is proposed as part of this request.

## c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

No land use change is proposed as part of this request.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

## d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No land use change is proposed as part of this request.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs ☒

☐ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_\_ water plants: water lily, eelgrass, milfoil, other  
 \_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

No land use change is proposed as part of this request.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we are aware of.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No land use change is proposed as part of this request.

- e. List all noxious weeds and invasive species known to be on or near the site.

None that we are aware of.

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Eagle, songbirds, heron

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we are aware of.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not that we are aware of

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No land use change is proposed as part of this request.

- e. List any invasive animal species known to be on or near the site.

None that we are aware of.

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No land use change is proposed as part of this request.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

None that we are aware of.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None that we are aware of.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None that we are aware of.

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No land use change is proposed as part of this request.

## b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

No land use change is proposed as part of this request.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Currently vacant land 3506 is our residential home, the other lots are vacant. No impact to adjacent lots

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

No land use change is proposed as part of this request.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

P33062 R-3; P33058 "I"; P33059 "I" and R-3

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

P33062 R-3; P33058 "I"; P33059 "I" and R-3

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not sure its applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) Potentially steep slope

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

- j. Approximately how many people would the completed project displace? [\[help\]](#)

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal does not change any designation. It only moves the boundary a few feet per the BLA

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. Housing



- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No land use change is proposed as part of this request.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No land use change is proposed as part of this request.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, no project

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Tommy Thompson Trail, access to Fidalgo Bay

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A, no project is proposed

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A, no project is proposed

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
No land use change is proposed as part of this request. No new access to Fidelity Bay Road or to 35th Street, or to V Avenue

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A No project is proposed

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) N/A  
N/A No project is proposed
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A  
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) No  
N/A, no project is proposed

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
N/A

**16. Utilities**

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)  
None

**C. SIGNATURE [\[HELP\]](#)**

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: 

Name of signee Thomas E. Skillings

Position and Agency/Organization Property owner

Date Submitted: March 31, 2020

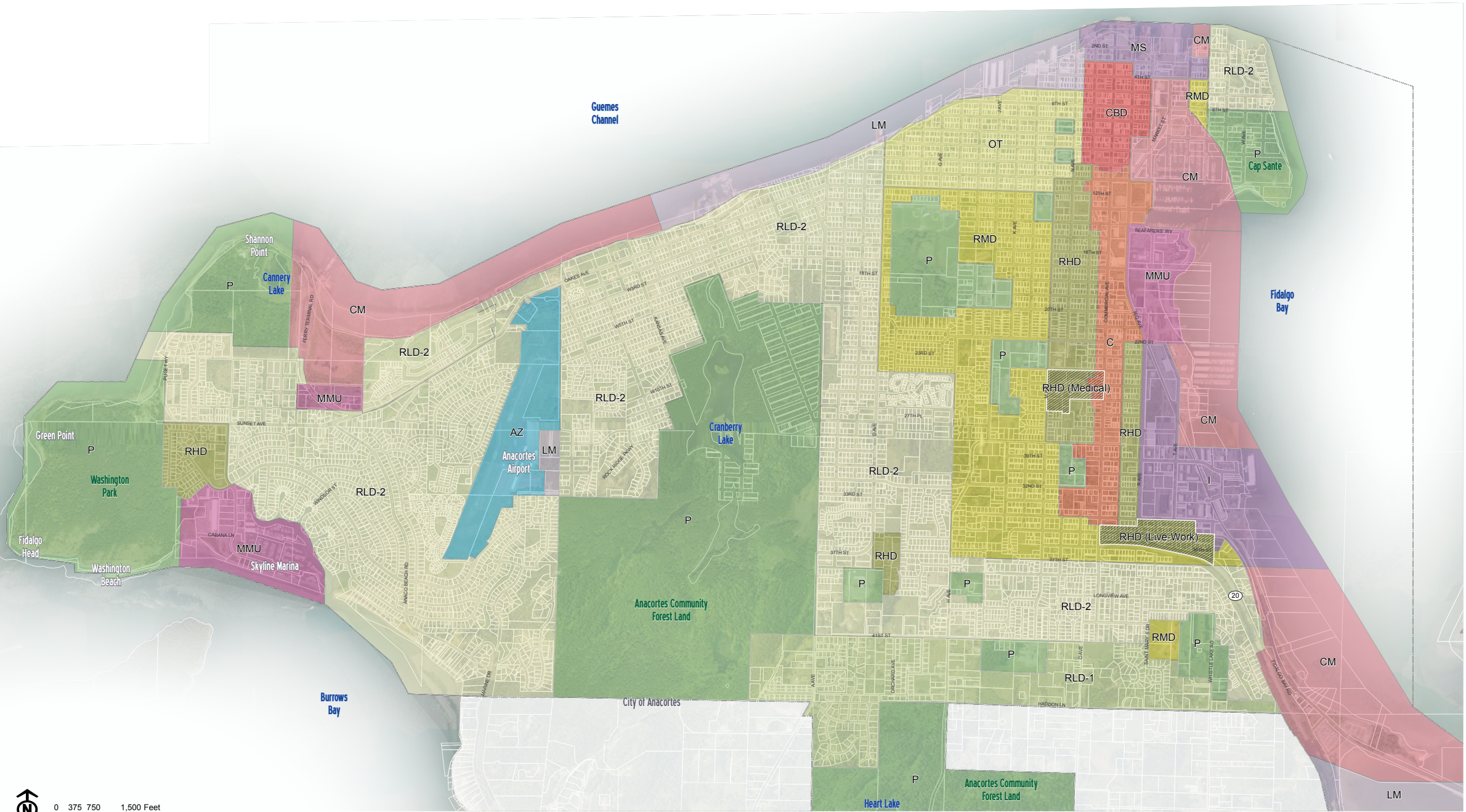


Future Land Use Map

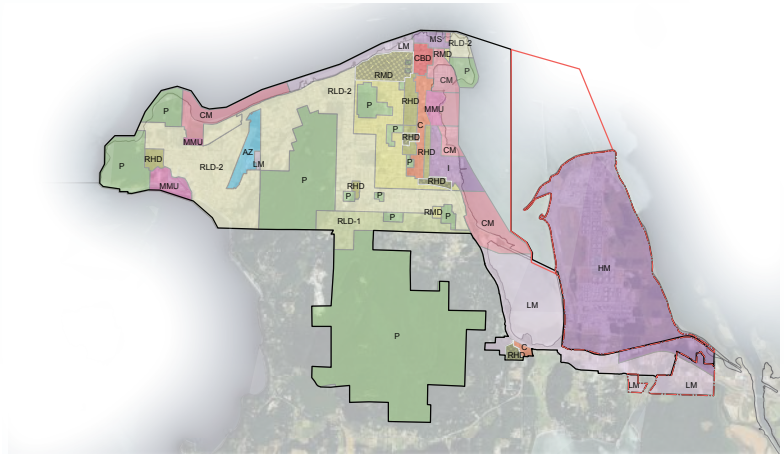
Land Use Designation

- 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

