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

April 23, 2025
6:00 PM

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

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
 - a. Minutes of November 6, 2024 were submitted for approval.
4. **Public Comment**
5. **Public Hearings**
 - a. 2025 Comprehensive Plan Periodic Update - Proposed amendments to the goals and policies of the Climate and the Environment & Conservation elements of the Comprehensive Plan
6. **Other Business**
7. **Planning Department Update**
8. **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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Anacortes Planning Commission Minutes - November 6, 2024

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of November 6, 2024 at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Frank Jeretzky, Paul Ryan, and Mike Mills were present. Commissioner Luke Currier was absent. Jim Stoneman moved to excuse the absence of Commissioner Currier. Mike Mills seconded. All ayes.

Minutes

There were no minutes submitted for approval.

Public Comment

There was no public comment.

Public Hearings

Other Business

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

Libby Grage said staff would like to reorder the agenda items to make sure we get through the Future Land Use Maps (FLUM) and the Land Use & Housing element goals and policies. The Housing Action Plan (HAP) strategies would be the last item.

Linda Martin pointed out that the Land Use element was updated and provided to Commissioners yesterday. She would like the Commissioners to take a few moments and scan the new documents, including the public comment that was received yesterday and today.

Mike Mills said, in regard to public comment and extra information for the meeting packet, he would like to establish a cut-off so that Commissioners have time to review the information and be prepared. He doesn't think it's unfair to the public as they can attend the meeting or join online.

John Coleman stated it's routine for public comment to be submitted up to the meeting. He would hate to hold over items to another meeting. Staff will try to get their changes to the Commissioners earlier.

Mike Mills expressed concern at having to rush through the written comment at the meeting.

John Coleman agreed that it would make sense for commentators to get their comment in before the packet is published.

Paul Ryan expressed concern about trying to understand the concerns that are being raised in such a short period of review time.

Linda Martin said she received a printed packet on Monday afternoon and found it difficult to get through it all. She understands that there is a lot of work to do and many things to cover. Let's give ourselves and staff grace and do the best we can.

Libby Grage clarified that public comments are added to the Comprehensive Plan web page as they are submitted.

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Libby Grage reviewed the staff recommendations on the Housing Action Plan (HAP) strategies. The Planning Commission members broke into teams to work on various sections. Staff also made some recommendations regarding the implementation of the strategies which can be found in the packet.

Linda Martin stated she looked into the history of the HAP, how we got here and what we're trying to accomplish. In 2022, staff worked with Makers on the draft HAP. Makers started with the existing needs and housing report, which is a very helpful report. Regarding existing conditions, the population in April 2022 was approximately 17,000 residents with an annual growth rate of 1.7%, and a vacancy rate of 1.1% for homeowners and 1.9% for rental properties. It's really hard to find a place to rent or buy in Anacortes.

Normal vacancy rates are 5%. Regarding income, approximately one-third of the population makes less than

80% of AMI which shows a need for affordable housing. Approximately 37% of residents commute more than 50 miles to work. Since 2016 housing production averages 101 units per year which is 29 units below the number needed to meet growth targets. The HAP is meant to inform the Comprehensive Plan update and is intended to be viewed as a menu. Tonight's goal is to find items that increase housing diversity and affordable housing opportunities. The land capacity analysis tells us that Anacortes is sufficiently zoned to meet the overall housing target as well as the targets for low, moderate and high income households. Citizens have clearly stated they are not interested in wholesale changes to the community. She recommended that the Commissioners keep in mind (1) will the change increase the possibility for affordable housing (2) will the update change the types of affordable housing and (3) will it be accepted by the larger community. City Council provided comments to assist Planning Commission on moving forward on these items.

Frank Jeretzky referenced section 2.1.1 regarding cottage housing. He recommends allowing 4 units per acre. He read the recommendation for section 2.1.3, which is proposed to move forward. He moved on to section 2.1.5, group living. He read the proposed new language. He recommends streamlining the process for these in R3, R3A, R4, R4A and add rooming houses to this section.

Libby Grage clarified that there should be a maximum occupancy in R3 and R3A so that the scale of the facility is consistent with the surrounding neighborhood.

Commissioner Jeretzky moved on to section 2.1.6 regarding adult family homes. State law changed the maximum number of beds, so we have to allow for up to 8 beds and allow them in SFR's.

Jim Stoneman reviewed section 2.1.7. The benefits are straightforward in that more housing means affordable housing. The negatives could include more traffic, lack of privacy, infrastructure needs, etc. He prefers the staff recommendation for this one.

Ms. Grage clarified that staff's recommendation is to only apply the minimum density in the R4 zone. The reason for the recommendation is that it could be very difficult to prohibit new SFR's. Staff's recommendation is different than the planning committee recommendation.

Will McCombs asked if there are still buildable lots in R4.

Libby Grage said there are not many.

Commissioner McCombs worries that this is overreaching. This recommendation requires higher density.

He likes that it's allowed, not required. He doesn't want property owners to now be told that they have to do something specific with their land.

Jim Stoneman moved on to section 2.1.8. He recommends the HAP language. He moved on to 2.1.9 single-room occupancy housing. He stated this is hard to picture in our town. He prefers not to recommend this.

Libby Grage clarified this is new state law effective June 2024 that requires cities to allow co-living housing (defined in RCW) on any lot that allows 6 MF residential units. We can apply design standards to these types of units. She will look to see what our local options are.

Commissioner Stoneman recommended following the law.

Linda Martin asked why section 2.1.10 is shaded out.

Libby Grage said she believes it is mandated by state law, but will check on this.

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

Libby Grage referenced the Future Land Use Map (FLUM) designations. She wants to make sure the land use designations are clear. The FLUM shows the proposed distribution of land use over 20 years. That works in conjunction with the land use table which shows the purpose of each designation and the principal uses. This is the vision for the next 20 years. She pointed out that staff added the far right column to summarize the Planning Commission notes and staff recommendations. There was a suggestion to add ADU to the residential low density designation. Staff recommends adding clarifying language. In the residential low density 2 designation, they proposed removal of the word "character". The Planning Commission discussed that it was still important to capture the intent of that language by changing it to "form and scale". There were no other changes to this section. Staff will finalize this document and add to the website so that it's available for people before the public hearing. She moved on to the Land Use Tracker, noting that the right

column is Planning Commission comments and staff recommendations.

Linda Martin pointed out that on page 17 of the packet, the second policy from the bottom in the staff comments, staff is making a recommendation. She wonders how that applies to Old Town.

Ms. Grage said that is an example of why staff recommends using the specific land use designation titles. She agreed that Old Town has a specific land use and zoning designation.

Linda Martin wondered if Old Town should have 2 designations; Old Town and medium-density residential.

Libby Grage said the Planning Commission can recommend that if they want.

Paul Ryan commented that walkability is one of the desires of Old Town, so adding a second designation makes sense.

Mike Mills stated he had a similar thought. He can't see a reason not to include both.

Will McCombs wondered if this would apply to many lots in that area as this applies to new development, but much of that area is developed. He's not sure what including it will achieve.

Libby Grage said historically Old Town was platted with 30-foot-wide lots and typically, people would purchase 2-3 lots and build the home on that. If the minimum lot size were reduced, that would allow for more opportunities for dividing lots and creating more building area. There are special design standards for small lots less than 5000 square feet; such as covered entry porch, alley access, garages in the rear, etc.

Linda Martin commented that the consensus is to add the Old Town designation.

Frank Jeretzky wondered if the Commissioners need to add anything about CCR's and ADU's. Since CCR's supersede law, he asked if that should be called out.

Ms. Grage said that is a private agreement between the homeowner and the HOA. She's not sure if it needs to be added here.

Commissioner Martin moved on to the next page, item F. She asked what would happen if the last sentence were eliminated. It seems incongruent with the last sentence in the section to the right in regard to the senior and assisted housing language.

Libby Grage stated she will review that.

Linda Martin also referenced the vague language "certain side streets" asking which streets this applies to.

John Coleman clarified this is referencing certain side streets in commercial zones. Residential could be a good use along the non-arterial streets in that zoning.

Linda Martin moved on to section H on the next page. She asked if Anacortes has live-work overlay areas.

Ms. Grage agreed that we have one.

Commissioner Martin recommended not deleting section LU 6.2 and just striking character and replacing it with "integrity" or "characteristics" or "experience".

Mike Mills prefers amending "character" and replacing it with integrity.

Jim Stoneman agreed.

Linda Martin referenced page 23 of packet, LU 8.1. She thinks this is a duplicate to LU 5.1. She recommends eliminating LU 5.1 and keeping LU 8.1.

Commissioner Mills said he noticed that as well. He believes LU 5.1 focuses on connectivity and LU 8.1 focuses on access to water, views, etc. He's okay with keeping both.

Frank Jeretzky wonders if it should say "when possible" to extend the Guemes Trail, so that when properties become available, we have that option.

Linda Martin referenced page 25 of the packet, LU 10.4 stating that Commissioner McCombs will provide language.

Will McCombs stated he will bring that to the next meeting.

Mike Mills asked to add "multi-modal" to LU 10.1 regarding bikeability in order to be inclusionary.

Paul Ryan wants to include all forms of multi-modal.

Commissioner Mills referenced page 29, section H 1.7, regarding high opportunity areas. He expressed his preference for the short definition instead of the longer one provided by Makers. He recommends carrying those changes throughout the rest of this section.

Frank Jeretzky said he does not like the last sentence in the longer definition from Makers.

Libby Grage clarified that this means providing for more housing options outside of areas that are already

burdened by environmental health issues.

Frank Jeretzky wondered if we have areas that are residential that are considered riskier, so we want to avoid higher density in those areas.

Ms. Grage was unsure of that answer. In looking at the tools that are coming out of the climate element, there is a tracker that can help identify areas that are more burdened than others.

Paul Ryan pointed out that Anacortes is unique in that it is an island and not connected to other communities. We don't have some of the opportunities for higher density due to our geography.

John Coleman said this is not redefining something, rather it's a new category. We could use the longer definition of high opportunity areas in the first occurrence and then in the subsequent occurrences, we can just state the shortened version.

Commissioner McCombs wondered if we would need to designate areas of the city as high opportunity. He believes it's a good philosophy, but may be hard to implement.

John Coleman said this is used when determining where MF zoning is allowed.

Will McCombs pointed out that they are reviewing the land use map and putting MF homes everywhere in the city.

Mr. Coleman stated that we may need to define what's meant as MF in this section. For example, staff doesn't consider a duplex to be MF, but the public might.

Will McCombs commented that if this is only talking about the areas that are zoned for MF, that's not a large area.

John Coleman clarified that it includes any area that allows MF.

Commissioner McCombs said the areas we are putting MF homes is already within walking distance to services. This has good intention, but not sure it will accomplish anything. He suggested deleting it.

Libby Grage reminded the Commissioners that this is a 20-year planning period, so things may change. There could be new transit opportunities. We need to remain open to help in the future.

Linda Martin said she likes the idea of a glossary. She moved on to the prior page, section H 1.2. She recommends taking out the examples and using just the first sentence. On page 30, section H 1.9, she recommends keeping tiny homes as a demonstration project. Then in sections H 2 and H 2.1, she recommends removing "over time" unless staff wants to define the time period.

Ms. Grage clarified that is a recommendation from Makers and is defined in the next policy.

Linda Martin pointed out that there is good language in LEG-2024-06 that could be used as a summary.

Will McCombs commented that it sounds contradictory. Change, even over time, is still change. Once an area is rezoned, it's changed.

Libby Grage said this type of language would be implemented in the development regulations.

Linda Martin stated the main point is that citizens don't want wholesale changes to neighborhoods. She moved on to page 32, section H 3.5, which is another instance of high opportunity. Section H 3.7 is not clear.

John Coleman clarified that this refers to portions of a Multi-Family Tax Exemption (MFTE) program. We have to define the area where these can occur, which is the target areas. There are different categories for duration that you can be eligible for the MFTE program based on the housing offered. In the HAP, it talks about the MFTE program and the details. He doesn't think we need the last sentence. Those things will be addressed when the project comes forward.

Commissioner McCombs wondered if we could say "incentivize multi-family development".

John Coleman pointed out that developers aren't too interested in the MFTE program. The City Council recommendation was to look at the MFTE program after the Comprehensive Plan is completed.

Mike Mills said he is leaning towards incentivize.

Will McCombs recommended "explore the establishment of incentives for MF homes". Affordable housing is an issue. He expressed concern that these types of developments will not be built here unless we actually provide a reason for it to happen.

The Commissioners discussed and agreed to make that change. They went back to LU 10.4.

Will McCombs said the goal of this policy is not clear.

Mr. Coleman pointed out that it is reasonable to remove this since the original intent was not clear. The Commissioners agreed to remove it.

Mike Mills referenced section H 3.10, wondering if we are removing the last sentence.

Libby Grage agreed. She will come up with better language in the yellow column so that when this goes to City Council it's clear that you recommend removal.

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

Libby Grage said the Future Land Use Map (FLUM) amendments were discussed at the last Planning Commission meeting, at which time the applicants presented their proposals. The Planning Commission requested additional info, which will be included in the packet for next week's public hearing. She checked in with the Commissioners to see if there is anything they would like to discuss or have questions on so that we can be ready for the hearing.

Linda Martin asked if Resolution 3161 refers to these FLUM requests.

Libby Grage agreed. She reviewed the LEG sections that apply to the FLUM proposals. The Commissioners were given the opportunity after each to ask questions or make comments.

Commissioner Martin asked for clarification on which parcels are included in LEG-2024-14 and what the implications are.

Libby Grage commented that staff is currently working on that staff report. That analysis is still occurring. That will be in the packet coming out later this week.

Paul Ryan asked who is responsible for the maintenance of that property.

John Coleman clarified this is all Port property. Some of it is currently zoned commercial, some marine mixed use. The Port is requesting this all be zoned commercial marine, which matches the Port-owned property just to the north of this proposal. Staff will be presenting a detailed analysis between commercial marine, commercial and MMU zones so that the Planning Commission can compare. He pointed out that one parcel includes the Marine Technical College and it's parking lot.

Frank Jeretzky wondered if the Port will explain why they want to change this.

John Coleman pointed out they explained that in the application. The underlying zoning determines what can be done on the property. For example, in the MMU a "web locker" is not currently allowed under the zoning. The Port wants to be able to use the property for true marine uses, which is in line with a working marina. The uses are not as heavy as MS (manufacturing and shipping).

Libby Grage stated the Skillings request has not been assigned a LEG, as it was docketed in 2021 by Council. She moved on to FLUM #2, the "Oklahoma" area and the commercial overlay concepts. There was public comment to add one parcel to this proposal.

Commissioner Martin asked if that additional lot would be considered in the FLUM.

Libby Grage agreed. There will be other ideas, comments, and proposals that come forward, so you can review those too. The Planning Commission will not have to make a decision on the FLUM at the next meeting. The only portion that the Commissioners will need to make a recommendation on is the parcels in the UGA as there is a timeline for Skagit County.

John Coleman pointed out these are part of the Housing Action Plan recommendations.

Linda Martin referenced LEG-2024-08. She asked if we have pedestrian overlays and where they are.

Libby Grage clarified that we don't currently have overlays. If the Planning Commission recommends that and City Council adopts it, then we will need to look at what that will look like and where they might go.

### **Planning Department Update**

John Coleman reviewed the next meeting agenda topics. Staff will add the HAP to upcoming agendas where it makes sense. The county-wide planning policy recommendations are going to City Council on November 19, 2024. Anacortes received a Governor's award for the HAP Smart Communities in the smart housing strategies category. It was nice to have the state recognize the hard work we did. The Planning Commission will be part of enacting the HAP.

### **Adjournment**

## **Anacortes Planning Commission Minutes - November 6, 2024**

Linda Martin adjourned the meeting at 8:54 p.m.



## Planning Commission Agenda Bill

**Meeting Date:** April 23, 2025

**Agenda Item:** 5.a.

**Subject:** 2025 Comprehensive Plan Periodic Update - Proposed amendments to the goals and policies of the Climate and the Environment & Conservation elements of the Comprehensive Plan

**Staff Contact:** Libby Grage, John Coleman

**Approved for Submittal to Commission by**

Libby Grage  
John Coleman

**Action Type**

Public Hearing

**Summary Statement:** On April 23, 2025, the Planning Commission is holding a public hearing on proposed amendments to the goals and policies of the Climate and Environment & Conservation elements of the Comprehensive Plan.

The proposed amendments were reviewed by the Planning Commission at their April 9, 2025 meeting. The draft amendments, with the Planning Commission's recommended changes, are included with this packet in the documents titled "Draft Climate Goals & Policies Update Tracker - w/ PC suggested changes" and "Draft Environment & Conservation Goals & Policies Update Tracker - w/ PC suggested changes".

No formal recommendations or final decisions about goals and policies of the Climate and Environment & Conservation elements will be made at this meeting. The information will be used to help update the elements further. This information will also help inform updates to the rest of the Comprehensive Plan. Staff will bring the revised elements back to the Planning Commission later in 2025 for further public review and public hearings.

**Background:**

**Previous Action:** [4/9/25 PC Meeting](#)

**Competing Viewpoints Considered:** A public hearing is being held tonight, 4/23/25, to take verbal public comments on the proposed amendments.

**Recommended Motion:** N/A

**Alternative Actions:**

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

1. Draft Climate Goals & Policies Clean List - w/ PC suggested changes
2. Draft Climate Goals & Policies Update Tracker - w/ PC suggested changes
3. Draft Environment & Conservation Goals & Policies Update Tracker - w/ PC suggested changes
4. Written Public Comments
5. Public Notice of Availability, Comment Period, and Public Hearing



# Anacortes Comprehensive Plan Update

## Climate Goals and Policies List

**DRAFT** April 17, 2025

| CE # and Sub-element              | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CE-1</b><br>Resilience and GHG | <b><u>Build Local Capacity</u> - Build city and community capacity to become a regional leader in mitigating and adapting to climate change.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CE-1.1<br>Resilience and GHG      | Develop and maintain local technical expertise and skills related to climate change and environmental justice to support communitywide policy implementation. <ul style="list-style-type: none"> <li>a) Maintain and grow City staff and/or resources to support implementation of climate policies.</li> <li>b) Recognize the important contributions of community-members and support local efforts to raise awareness, research and monitor, address the impacts of, and develop solutions to the challenges of climate change.</li> <li>c) Seek outside funding and/or partnerships to provide emissions-reduction educational workshops, activities, and engagement opportunities for the Anacortes community, especially those that prioritize vulnerable populations.</li> </ul> |
| CE-1.2<br>Resilience and GHG      | Coordinate with local, regional, and state entities to develop and implement plans related to climate change mitigation and adaptation. <ul style="list-style-type: none"> <li>a) Coordinate with local jurisdictions, tribal governments, ports, state and regional agencies, and departments to share information, and build partnerships where there are shared opportunities for reducing GHG emission and/or increasing resilience.</li> <li>b) Coordinate with PSE and other utility companies and/or regional partners to accelerate regional clean energy projects that benefit Anacortes.</li> </ul>                                                                                                                                                                           |
| <b>CE-2</b><br>Resilience         | <b><u>Promote Climate Awareness and Community Well-being</u> - Raise awareness about climate change and protect community health and well-being from the impacts of climate-exacerbated hazards so that the vulnerable populations do not bear disproportionate health impacts.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE-2.1                            | Raise awareness about community health impacts from wildfire smoke and/or extreme heat impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

MAKERS architecture & urban design and Parametrix

| CE # and Sub-element      | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resilience                | <ul style="list-style-type: none"> <li>a) Coordinate with local and regional partners to develop and implement a wildfire smoke resilience strategy.</li> <li>b) Highlight protective strategies for outdoor workers and others exposed to extreme heat and other climate-exacerbated hazards by providing information on the City's website, issuing notices, and/or developing other communication strategies.</li> </ul>                                                                                                                                                                                                                                                                    |
| CE-2.2 Resilience         | <p>Prioritize at-risk community members for actions that mitigate wildfire smoke and extreme heat by:</p> <ul style="list-style-type: none"> <li>a) Increasing access to personal protective equipment and filter fans;</li> <li>b) Incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations; and</li> <li>c) Partnering with local and/or regional agencies to promote efficient home cooling and air-filtration strategies for lower-income residents.</li> </ul>                                                                                                                                        |
| CE-2.3 Resilience and GHG | Foster community-building activities that promote sustainability and resilience by strengthening social networks, reducing isolation, and promoting mental health and wellbeing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CE-2.4 Resilience and GHG | <p>Engage vulnerable communities, including seniors, lower-income residents, to raise awareness and deepen the local understanding of climate change by:</p> <ul style="list-style-type: none"> <li>a) engaging with local community service organizations to understand how climate change is impacting local food distribution systems that serve lower-income and other vulnerable or overburdened communities;</li> <li>b) seeking or expanding partnerships with local businesses, non-profits, and other entities with close ties to these communities; and</li> <li>c) creating and implementing culturally contextualized outreach and education initiatives and materials.</li> </ul> |
| CE-3 Resilience           | <b><u>Resilient Cultural Resources</u> - Ensure that cultural resources and practices – including historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and natural hazards worsened by climate change.</b>                                                                                                                                                                                                                                                                                                                                                                                                        |
| CE-3.1 Resilience         | Protect, enhance, and restore local ecosystems to meet tribal treaty rights and conserve culturally important resources, including foods, medicinal plants, materials, and wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CE-3.2 Resilience         | Establish and maintain government-to-government relations with local Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| CE # and Sub-element | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE-3.3 Resilience    | Consider potential for impacts to historic and culturally relevant sites and/or buildings when developing resilience plans and improvement projects (i.e. infrastructure, parks, trails, etc.) and identify strategies to reduce or mitigate impacts.                                                                                                                                                                                                                                                                                                                |
| <b>CE-4</b>          | <b><u>Support Ecosystem Adaptation: Protect and restore coastal ecosystems, streams, riparian zones, and wetlands to increase the resilience of species, habitats, and communities to climate change and achieve a healthy watershed.</u></b>                                                                                                                                                                                                                                                                                                                        |
| CE-4.1 Resilience    | Consider future climate change impacts including sea level rise when implementing shoreline restoration and open space projects.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE-4.2 Resilience    | Conduct a sea level rise vulnerability assessment with future updates to the Shoreline Management Program (SMP) and Critical Areas Ordinance (CAO) to: <ul style="list-style-type: none"> <li>a) update sea level rise assumptions for future planning;</li> <li>b) assess the vulnerability of natural and developed shorelines from the combined effects of sea level rise, storm surge, coastal erosion and landslides, and groundwater changes; and</li> <li>c) collaborate with landowners and partners to support adaptation and contingency plans.</li> </ul> |
| CE-4.3 Resilience    | Develop and implement actions identified in city restoration plans to improve the climate resilience of streams and watersheds.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CE-4.4 Resilience    | Protect and restore riparian vegetation to reduce erosion, provide shade, provide habitat connectivity, and support other functions that improve the climate resilience of streams.                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CE-5</b>          | <b><u>Resilient Urban Forests: Enhance and maintain urban tree canopy for community health and climate resilience, and develop plans to reduce wildfire risks around the ACFL.</u></b>                                                                                                                                                                                                                                                                                                                                                                               |
| CE-5.1 Resilience    | Adopt and maintain an urban forest master plan and implementing ordinances, including a tree canopy assessment of all areas of the City (greenbelts, parks, street trees, forests), that establishes goals to: <ul style="list-style-type: none"> <li>a) maintain and expand tree canopy cover and improve tree and watershed health;</li> <li>b) prioritize carbon sequestration;</li> <li>c) monitor wildfire risks; and</li> </ul>                                                                                                                                |

| CE # and Sub-element           | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                | d) build climate resilience by reducing heat island effects, enhancing air quality, improving stormwater filtration, and supporting biodiversity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CE-5.2 Resilience              | Prioritize urban forestry planning resources and funding for vulnerable and overburdened communities, including, but not limited to:<br>a) increasing street trees and canopy cover in and around affordable housing communities that lack shade and are more vulnerable to extreme heat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CE-5.3 Resilience              | Ensure that tree species selection and planting guidance used for projects are updated to be resilient to climate change and share information with local community members.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CE-5.4 Resilience              | Increase community awareness of local wildfire hazards, collaborate with property-owners in high-risk areas when developing a community wildfire protection plan, and coordinate the need to protect structures adjacent to forested areas from wildfire danger, as required by state wildland urban interface regulations, with public open space regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>CE-6 Resilience and GHG</b> | <b>Coordination with Utilities: Coordinate with regional utilities and jurisdictions on increasing energy infrastructure resilience to accommodate renewable energy opportunities, meet increased demand, and withstand and recover from extreme weather and natural hazards worsened by climate change.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CE-6.1 Resilience and GHG      | Coordinate regularly with Puget Sound Energy (PSE) to share information, monitor local grid capacity, and increase awareness of upcoming projects and emerging opportunities that support the City's efforts to reduce GHG emissions.<br>a) City staff to highlight for developers, property owners, or others proposing projects the importance of early engagement with PSE.<br>b) Coordinate with PSE to promote energy efficiency programs and initiatives and to promote local investments and customer enrollment in clean energy projects and programs.<br>c) Coordinate with PSE to promote financial assistance and discounted billing programs for income qualified residents to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition. |
| CE-6.2 Resilience              | Coordinate with PSE's vegetation management and/or wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CE -6.3 GHG                    | Coordinate with PSE to promote and support programs designed to decrease load on the grid during times of peak use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| <b>CE # and Sub-element</b>   | <b>Working Draft Proposed Policy Revision or New Policy</b>                                                                                                                                                                                                                                                                                                                                          |
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| CE -6.4<br>GHG and Resilience | Coordinate with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.                                                                                                                                                                                   |
| <b>CE-7<br/>GHG</b>           | <b>Energy Efficient Buildings: Promote renewable energy, encourage conservation and efficiency technologies to reduce GHG emissions from buildings.</b>                                                                                                                                                                                                                                              |
|                               | <b><i>Reducing Emissions from New Buildings</i></b>                                                                                                                                                                                                                                                                                                                                                  |
| CE -7.1<br>GHG and Resilience | Offer incentives to promote new buildings to include energy efficiency and renewable energy features beyond minimum code requirements.                                                                                                                                                                                                                                                               |
| CE -7.2<br>GHG                | Promote the use of environmentally friendly construction practices in City buildings, such as those specified under certification systems such as Leadership in Energy and Environmental Design (LEED).                                                                                                                                                                                              |
| CE -7.3<br>GHG and Resilience | Adjust single-family home impact fees and system development charges so those homes with larger impacts on utilities pay more.                                                                                                                                                                                                                                                                       |
|                               | <b><i>Reducing Emissions from Existing Buildings</i></b>                                                                                                                                                                                                                                                                                                                                             |
| CE -7.4<br>GHG and Resilience | Prioritize the weatherization, and conversion to the most energy efficient water and space heating of housing to reduce emissions and increase resilience.<br>a) Coordinate with regional jurisdictions and/or state agencies to encourage the creation of an energy conservation microloan, rebate, or other program in partnership with other agencies, particularly for lower-income communities. |
| CE -7.5<br>GHG and Resilience | Retrofit City-owned buildings for energy efficiency by updating building materials, transitioning heating in City buildings to energy efficient heat pump technologies, updating mechanical systems and lighting, replacing back-up generators and/or adding onsite solar and battery storage systems, where feasible.                                                                               |
| CE -7.6<br>GHG and Resilience | Where consistent with the desired character and intensity of the zone, encourage renovation and adaptive re-use of existing buildings as a strategy to reduce waste and the need to expend energy in producing new materials.                                                                                                                                                                        |
| CE -7.7<br>GHG and Resilience | Promote sustainable building and site management and maintenance practices, and promote energy conservation in site and street lighting by replacing existing building, site, and streetlights with low-energy use LED fixtures.                                                                                                                                                                     |

| CE # and Sub-element               | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                    |
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| CE- 8                              | <b><u>Support Energy Resilience:</u> Support overall energy resilience by promoting local solar energy production as well as other small-scale renewable energy (i.e. geothermal) and battery storage.</b>                                                              |
| CE -8.1<br>GHG and Resilience      | Encourage building and site designs that consider solar access of adjacent properties and promote maximum use of southern exposures and the use of natural climate conditions                                                                                           |
| CE -8.2<br>GHG and Resilience      | Install distributed renewable energy generation and battery infrastructure at City facilities to store renewable electricity generated on site and provide emergency power that ensures continuity of operations.                                                       |
| CE -8.3<br>GHG and Resilience      | Encourage local microgrid solar, battery storage facilities, and/or other small-scale renewable energy generation projects on low-impact sites (i.e., large roof-tops, and/or over parking lots, etc.) to support electrification by providing locally-generated power. |
| <b>CE-9<br/>GHG and Resilience</b> | <b><u>Resilient Development:</u> Promote land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change, and ensure development is resilient to climate impacts.</b>                                            |
| CE-9.1<br>Resilience               | Direct new development, utility and transportation infrastructure, and capital facilities into areas where exposure to climate hazards is low, and/or where climate mitigation strategies can be effective at reducing risks.                                           |
| CE-9.2<br>Resilience               | Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing water-dependent uses, and providing public access.                |
| CE-9.3<br>Resilience               | Establish or maintain development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.                                                                                         |
| CE-9.4<br>Resilience               | When feasible, consider acquiring properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.                                                                                           |
| <b>CE-10</b>                       | <b><u>Reduce Vehicle Miles Traveled (VMT):</u> Reduce GHG emissions from transportation by reducing VMT, fostering efficient land uses and promoting active transportation and transit.</b>                                                                             |
| CE-10.1<br>GHG                     | Foster more efficient land uses to reduce vehicle miles traveled, including, but not limited to:<br>a) Encouraging density in urban areas of the city.                                                                                                                  |

| CE # and Sub-element | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <ul style="list-style-type: none"> <li>b) Implementing complimentary, mixed land uses to promote cycling and walking and reduce driving.</li> <li>c) Prioritizing infill development through zoning and permitting processes.</li> <li>d) Maintaining and updating form-based codes to better integrate higher-density development and support climate resilience by promoting sustainable design strategies.</li> </ul> |
| CE-10.2<br>GHG       | <p>Diversify housing options and promote housing affordability by:</p> <ul style="list-style-type: none"> <li>a) Expanding middle housing types, such as duplexes, triplexes, and ADUs, in residential areas.</li> <li>b) Encouraging co-living units in areas where multifamily housing is allowed</li> <li>c) Developing and implementing programs to support housing for a greater range of income levels.</li> </ul> |
| CE-10.3<br>GHG       | Implement multimodal transportation plans (i.e. modal plans, complete streets policies, TDM programs, bike parking, etc.), particularly in coordination with higher-density housing and commercial centers.                                                                                                                                                                                                              |
| CE-10.4<br>GHG       | <p>Work with Skagit Transit to prioritize and promote public transit use and expansion by:</p> <ul style="list-style-type: none"> <li>a) coordinating on land use and transportation planning, and</li> <li>b) identifying how the City can better support Skagit Transit in meeting goals to improve transit speed, frequency, coverage, and reliability.</li> </ul>                                                    |
| CE-10.5              | Promote use of existing transit resources (i.e. school bus, transit routes) to reduce car trips to public destinations in the community.                                                                                                                                                                                                                                                                                 |
| <b>CE-11<br/>GHG</b> | <b>Promote Electrification and Alternative Fuels: Reduce GHG emissions from transportation by supporting the transition to electric vehicles, and encouraging the use of cleaner fuels in marine transportation.</b>                                                                                                                                                                                                     |
| CE-11.1<br>GHG       | Develop an EV transition plan to convert public fleets to zero-emission vehicles and identify EV charging needs and opportunities in the City.                                                                                                                                                                                                                                                                           |
| CE-11.2<br>GHG       | Expand electric vehicle infrastructure in key destinations and public buildings, and encourage the installation of EV charging retrofits for multifamily housing.                                                                                                                                                                                                                                                        |
| CE-11.3<br>GHG       | Reduce GHG emissions from waste management transportation as service needs evolve.                                                                                                                                                                                                                                                                                                                                       |
| CE-11.4<br>GHG       | Coordinate with the Port of Anacortes and WA State Ferries to identify how the city can best support them in their ongoing electrification projects.                                                                                                                                                                                                                                                                     |
| CE-11.5<br>GHG       | Support port and marinas in transition to renewable diesel and increase community awareness as lower-emissions fuels (i.e. R99 diesel) become more locally available.                                                                                                                                                                                                                                                    |

| CE # and Sub-element           | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                         |
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| CE-12<br>Resilience            | <b><u>Resilient Transportation System:</u> Ensure that the local transportation system – including infrastructure, routes, and travel modes – can withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.</b>                                                                                                                                              |
| CE-12.1<br>Resilience          | Coordinate with WSDOT to identify plans to increase resilience of SR-20, a critical access and evacuation route for Anacortes, to high-tide flooding, future sea level rise, and landslides.                                                                                                                                                                                                                                 |
| CE-12.2<br>Resilience          | Continue to expand recreational trail systems in Anacortes that are resilient to coastal flood impacts and sea level rise and explore how trail design and maintenance can support adaptation while also providing positive benefits to the environment.                                                                                                                                                                     |
| CE-12.3<br>Resilience          | Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.<br>a) Coordinate with State, regional, and local agencies to plan and prioritize culvert upgrades that consider climate impacts to ensure fish passage barrier removal and stormwater management needs.                                                           |
| CE-13<br>Resilience            | <b><u>Preparation and Emergency Response:</u> Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.</b>                                                                                                                                                                                                 |
| CE-13.1<br>Resilience          | Monitor evacuation plans and outreach materials and update as needed to consider natural hazards and climate impacts, to help residents plan and practice actions that make evacuation quicker and safer.<br>a) Map transportation infrastructure that is vulnerable to repeated floods, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed. |
| CE -13.2<br>GHG and Resilience | Continue to operate cooling centers at the Anacortes Senior Activity Center and the Anacortes Library and expand access to resilience hubs - safe gathering spaces during extreme weather events - by updating and/or maintaining HVAC, air filtration, and back-up power systems in select publicly-oriented City facilities.                                                                                               |
| CE-13.3<br>Resilience          | Develop and implement a strategy to expedite management of debris (e.g., downed tree limbs and buildings blocking roads and streams) after a disaster incident to reduce the risks of subsequent fire, flood, injury, and disease vectors.                                                                                                                                                                                   |
| CE-14<br>GHG and Resilience    | <b><u>Resilient Economy:</u> Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.</b>                                                                                                                                                                                                                                     |
| CE-14.1<br>Resilience          | Ensure that the jurisdiction's Comprehensive Emergency Management Plan responds to the impacts of climate change and identifies roles and responsibilities to support a sustainable economic recovery after a disaster.                                                                                                                                                                                                      |

| CE # and Sub-element               | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                            |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE-14.2<br>GHG and Resilience      | Continue to engage with local businesses to understand local need and priorities and how the City can support climate preparedness.<br>a) Consider local business perspectives when identifying opportunities to reduce GHG emissions from consumption and align with the City's goals to reduce overall waste. |
| CE-14.3<br>GHG and Resilience      | Recognize the value of Anacortes' existing skilled labor (industry and working waterfront, etc.) and coordinate with local and regional partners to maintain and grow local labor resources while supporting the transition to electrification and reducing GHG emissions.                                      |
| <b>CE-15</b><br>GHG and Resilience | <b>Protecting Water Infrastructure: Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.</b>                                                                                                                                            |
| CE-15.1<br>GHG and Resilience      | Continue to develop Surface and Stormwater, Wastewater, and Drinking Water system plans and facility improvements that incorporate climate change mitigation and resilience.                                                                                                                                    |
| CE-15.2<br>GHG and Resilience      | Consider overall energy use, resilience needs, and opportunities for innovative design approaches when developing plans to replace the City's Wastewater Treatment Plant.                                                                                                                                       |
| CE-15.3<br>Resilience              | Promote use of Green Stormwater Infrastructure (GSI) strategies whenever feasible to help manage stormwater, improve water quality, reduce impervious surfaces, and promote shade to lower temperatures.                                                                                                        |
| CE-15.4<br>GHG and Resilience      | Manage water resources sustainably in the face of climate change through smart irrigation, stormwater management, preventative maintenance, water conservation and wastewater reuse, plant selection, and landscape management.                                                                                 |
| CE-15.5<br>Resilience              | Continue to coordinate with local fire officials during periodic updates to the Water System Plans.                                                                                                                                                                                                             |

# Anacortes Comprehensive Plan Update

## Climate Goals and Policies Tracker

DRAFT April 17, 2025

### Introduction

This goal and policy tracker reviews the 2016 Anacortes Comprehensive Plan in support of the 2025 periodic update. MAKERS and Parametrix, through on-going work with the Climate Team, developed recommendations for the new Anacortes Climate Element, which includes both new goals, and some updates to existing goals and policies. Some frequent abbreviations used in this audit:

|                                       |                                          |                                   |
|---------------------------------------|------------------------------------------|-----------------------------------|
| ACFL: Anacortes Community Forest Land | GHG: Greenhouse Gas                      | RCW: Revised Code of Washington   |
| AMC: Anacortes Municipal Code         | GMA: Growth Management Act               | SLR: Sea level rise               |
| CE: Climate Element                   | EC: Environment and Conservation Element | SMP: Shoreline Management Program |
| CF: Capital Facilities Element        | LU: Land Use Element                     | VMT: Vehicle Miles Traveled       |

### Guiding Principles

- **Leadership and Collaboration:** Be a regional leader by taking local action to anticipate, mitigate and adapt to climate change, and work collaboratively with local municipalities, regional and state agencies, and tribal communities whenever feasible to achieve shared climate adaptation goals.
- **Multi-benefit Strategies:** Seek multi-benefit strategies to climate change adaptation and mitigation that also address community needs and priorities.
- **Economic Sustainability:** Identify potential impacts to local economy and businesses and seek mitigation strategies that will foster economic development as the City adapts to climate change.
- **Broad Community Engagement:** Engage with all sectors of the community and ensure voices of vulnerable and overburdened communities are heard. Work to minimize and mitigate impacts to these groups to support equitable adaptation to climate change.
- **Evidence-based and Adaptive:** Use best available science to identify impacts and build on the success of others when developing strategies. Monitor change and track progress over time, so that goals and policies can adapt as new information becomes available.
- **Feasible and Action-oriented:** Assess feasibility of strategies and prioritize them based on the overall economic and environmental costs and benefits to balance near-term results with planning for and investing in long-term solutions.

### How the Policy Tracker is Organized

| Goal or Policy Source                                                                  | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                 | Reasoning for Proposed Policy Change | CE #               | Minimum Requirement                                                                                                                                                                  | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                          | Cross Reference/ Integration Notes                                                                                                                                                                    |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source of the goal/policy (i.e. current comp. plan, commerce, PSE, team suggestion...) | This is the original text of the source, either existing goal/policy or Commerce measure. High Priority indicates measure Commerce’s guidance identified as priorities for communities to consider for Climate Elements. | Notes from team on proposed change.  | Goal/policy number | Commerce guidance on how measures meet minimum requirements for Resilience (R) or GHG Emissions (E). Yellow highlight indicates how non-Commerce measures meet minimum requirements. | This is the proposed draft goal and policy language – track changes highlight revisions on the existing policy and/or Commerce measure language. Blue highlight and strike-throughs indicate changes suggested by PC following April 9 <sup>th</sup> meeting. | Notes and suggestions on how goals/policies can cross-referenced in other elements.<br><br>A separate chart at the end of the document highlights policies we have proposed moving to other elements. |

Climate Element

| Goal or Policy Source                                                              | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Reasoning for Proposed Policy Change                                                                                                                                                                                                                                                                                                                         | CE #   | Minimum Requirement                      | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Cross Reference/ Integration Notes                                                                                                 |
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| Goal EC-13                                                                         | Climate Change - Anacortes should be a regional leader in mitigating and adapting to climate change.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Suggested revisions to existing EC goal. Adds focus on need to build capacity to implement changes and work to become a regional leader on Climate Change.</i>                                                                                                                                                                                            | CE-1   |                                          | <del>Build Local Capacity - Climate Change Leadership-</del> Build city and community capacity to become a regional leader in mitigating and adapting to climate change.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Remove existing goal from Conservation and Environment (CE) Element and revise in the Climate Element.<br><br>Cross-reference EC-1 |
| C ID: M, AA.05<br><br>And<br><br>Policy EC-13.1.<br><br>Team, EC 8.12, and EC 13.4 | <p>Develop and maintain local government staff members' technical expertise and skills related to climate change and environmental justice so as to improve communitywide policy implementation, equity, and resilience.</p> <p>And</p> <p>Provide emissions-reduction educational workshops, activities, and engagement opportunities, especially those that prioritize equity and underrepresented communities.</p> <p>And</p> <p><i>Support local community and multi-jurisdictional efforts to raise awareness, address the impacts of, and develop solutions to the challenges of climate change.</i></p> <p>And</p> <p><i>EC 8-12: Consider developing a sustainable energy task force to develop a strategy plan to assist the City in meeting City energy reduction goals.</i></p> <p>And</p> <p><i>EC-13.4: Initiate efforts to identify potential local climate change impacts on built, natural and human systems and conduct a vulnerability assessment.</i></p> | <p><i>New proposed policy, from Commerce measure and combined with updated existing policy, based on Climate Team input.</i></p> <p><i>Updates existing policy EC8.12 with Climate Element priorities/process.</i></p> <p><i>Existing policy EC13.4 is broad, and climate element has started some of this. Revisions provide more specific measure.</i></p> | CE-1.1 | R-Min. Req. 3 (EJ)<br>E-Min. Req. 3 (EJ) | <p>Develop and maintain local technical expertise and skills related to climate change and environmental justice to support communitywide policy implementation.</p> <p><del>a) Continue to align with the Guiding Principles of the Climate Element;</del></p> <p>b) Maintain and grow City staff and/or resources to support implementation of climate policies.</p> <p>c) Recognize the important contributions of community-members and support local efforts to raise awareness, research and monitor, address the impacts of, and develop solutions to the challenges of climate change.</p> <p>d) Seek outside funding and/or partnerships to provide emissions-reduction educational workshops, activities, and engagement opportunities for the Anacortes community, especially those that prioritize vulnerable populations.</p> |                                                                                                                                    |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                                                                                               | Reasoning for Proposed Policy Change                                                                                                                                                                  | CE #   | Minimum Requirement                                                | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Cross Reference/ Integration Notes |
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| Team and PSE          | PSE: Pursue public-private partnership to seek funding sources to accelerate clean energy projects.                                                                                                                                                                                                                                                                                                                                                    | <i>New proposed based on team and PSE.</i><br><br><i>Also relates to existing policy EC 13.1 – suggest broadening language to identify needs and opportunities for coordination and partnerships.</i> | CE-1.2 | E-Min Req – 1<br>R-Min. Req. 3 (EJ)                                | Coordinate with local, regional, and state entities to develop and implement plans related to climate change mitigation and adaptation.<br><br>a) Coordinate with local jurisdictions, tribal governments, ports, state and regional agencies, and departments to share information, and build partnerships where there are shared opportunities for reducing GHG emission and/or increasing resilience.<br><br>b) Coordinate with PSE and other utility companies and/or regional partners to accelerate regional clean energy projects that benefit Anacortes. |                                    |
| C ID: T and AA        | Protect community health and well-being from the impacts of climate-exacerbated hazards — prioritizing focus on overburdened communities — and ensure that the most vulnerable residents do not bear disproportionate health impacts.<br><br>And<br><br>Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience. | <i>New proposed goal, combined and revised from Commerce measure.</i>                                                                                                                                 | CE-2   | R-Min. Req. 3 (EJ)                                                 | <b>Promote Climate Awareness and Community Well-being - Raise awareness about climate change and protect community health and well-being from the impacts of climate-exacerbated hazards so that the vulnerable populations do not bear disproportionate health impacts.</b>                                                                                                                                                                                                                                                                                     |                                    |
| C ID: T.07 and T.15   | Develop and implement a wildfire smoke resilience strategy in partnership with local residents, emergency management officials, regional clean air agency officials, and other stakeholders.<br><br>And<br><br>Protect the health and well-being of outdoor workers exposed to extreme heat and other climate-exacerbated hazards.                                                                                                                     | <i>New proposed policy, revised from Commerce measure.</i>                                                                                                                                            | CE-2.1 | R-Min. Req. 1 (Drought, Ex. Heat, Wildfire);<br>R-Min. Req. 3 (EJ) | Raise awareness about potential community and health impacts from wildfire smoke and extreme heat.<br><br>a) Coordinate with local and regional partners to develop and implement a wildfire smoke resilience strategy.<br><br>b) <b>Raise community awareness and</b> Highlight protective strategies for outdoor workers and others exposed to extreme heat and other climate-exacerbated hazards by providing information on the City's website, issuing notices, and/or developing other communication strategies.                                           |                                    |
| C ID: T.04            | Prioritize at-risk community members for actions that mitigate wildfire smoke, including providing personal protective equipment and filter fans or incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations.                                                                                                                                                      | <i>New proposed policy from Commerce measure.</i>                                                                                                                                                     | CE-2.2 | R-Min. Req. 1 (Drought, Ex. Heat, Wildfire);<br>R-Min. Req. 3 (EJ) | Prioritize at-risk community members for actions that mitigate wildfire smoke and extreme heat by:<br><br>a) Increasing access to personal protective equipment and filter fans;<br><br>b) Incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations; and<br><br>c) Partnering with local and/or regional agencies to promote efficient home cooling and air-filtration strategies for lower-income residents.                                                                |                                    |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                        | Reasoning for Proposed Policy Change                                                   | CE #   | Minimum Requirement                                                                           | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Cross Reference/ Integration Notes |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Team                  |                                                                                                                                                                                                                                                                                 | <i>New proposed policy, based on Climate Team feedback.</i>                            | CE-2.3 | R-Min. Req. 3 (EJ)                                                                            | Foster community-building activities that promote sustainability and resilience by strengthening social networks, reducing isolation, and promoting mental health and wellbeing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
| C ID: AA.01           | Create and implement culturally contextualized outreach and education initiatives and materials that will inform the community about near-term and longer-term climate change threats and build resilience.                                                                     | <i>New proposed policy, revised from Commerce measure based on Climate Team input.</i> | CE-2.4 | R-Min. Req. 3 (EJ)                                                                            | Engage vulnerable communities, including seniors, lower-income residents, to raise awareness and deepen the local understanding of climate change by: <ul style="list-style-type: none"> <li>a) engaging with local community service organizations to understand how climate change is impacting local food distribution systems that serve lower-income and other vulnerable or overburdened communities;</li> <li>b) seeking or expanding partnerships with local businesses, non-profits, and other entities with close ties to these communities; and</li> <li>c) creating and implementing culturally contextualized outreach and education initiatives and materials.</li> </ul> |                                    |
|                       |                                                                                                                                                                                                                                                                                 |                                                                                        |        |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| C ID: Q               | Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.                    | <i>New proposed goal, from Commerce measure.</i>                                       | CE-3   | R-Min. Req. 1 (Ex. Heat, Ex. Precip., Flooding, Landslide, SLR, Wildfire); R-Min. Req. 3 (EJ) | <b>Resilient Cultural Resources - Ensure that cultural resources and practices – including historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and natural hazards worsened by climate change.</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
| C ID: Q.01            | Protect, enhance, and restore ecosystems in order to meet tribal treaty rights and conserve culturally important consumptive and non-consumptive resources including foods, medicinal plants, and materials that could be adversely impacted by climate change. (High Priority) | <i>New proposed policy, from Commerce measure.</i>                                     | CE-3.1 | R-Min. Req. 3 (EJ)                                                                            | Protect, <b>enhance</b> , and restore local ecosystems to meet tribal treaty rights and conserve culturally important resources, including foods, medicinal plants, materials, and wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |
| C ID: Q.03            | Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.                                                                  | <i>New proposed policy, from Commerce measure.</i>                                     | CE-3.2 | R-Min. Req. 1 (Ex. Heat, Ex. Precip., Flooding, Landslide, SLR, Wildfire); R-Min. Req. 3 (EJ) | Establish and maintain government-to-government relations with local Native American tribes for the preservation of archaeological sites and traditional cultural properties that are vulnerable to climate impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| Team                  |                                                                                                                                                                                                                                                                                 | <i>New proposed policy from team, based on staff feedback.</i>                         | CE-3.3 | E-Min Req – 1? R-Min. Req. 3 (EJ)                                                             | Consider potential for impacts to historic and culturally relevant sites and/or buildings when developing resilience plans and improvement projects (i.e. infrastructure, parks, trails, etc.) and identify strategies to reduce or mitigate impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| C ID: AF and L        | Protect and restore coastal ecosystems to increase the resilience of species, habitats, and communities to climate change. (High Priority) And                                                                                                                                  | New goal, which combines two similar commerce measures.                                | CE-4   | R-Min. Req 1 (Ex Precip, Flooding, SLR) Min. Req 2                                            | <b>Support Ecosystem Adaptation: Protect and restore coastal ecosystems, streams, riparian zones, and wetlands to increase the resilience of species, habitats, and communities to climate change and achieve a healthy watershed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |

| Goal or Policy Source        | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                       | Reasoning for Proposed Policy Change                                                                                                                                     | CE #   | Minimum Requirement                                                                   | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Cross Reference/ Integration Notes                                                     |
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|                              | Ensure the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change. (High Priority)                                                     |                                                                                                                                                                          |        | R-Min. Req. 3 (EJ)                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| Team and AF.01               | Consider sea-level rise in coastal and nearshore habitat restoration projects.                                                                                                                                                                 | <i>New proposed policy, suggested by team.</i><br><br><i>Including SLR in future SMP updates is a requirement of HB1181. Ecology will be releasing guidance in 2026.</i> | CE-4.1 | R- Min. Req 1 (Ex Precip, Flooding, SLR)<br>R- Min. Req 2                             | Consider future climate change impacts from including sea-level rise, and climate change when implementing shoreline restoration and open space projects.                                                                                                                                                                                                                                                                                                                                                 | Cross reference EC-1.8                                                                 |
| C ID: A.04                   | Assess the sea level rise vulnerability of wetlands, aquatic vegetation, beaches and dunes, and other valuable natural assets and collaborate with landowners and partners to support adaptation.                                              | <i>New proposed policy, revised from Commerce measure to broaden scope beyond natural areas. Commerce measure text added to EC element.</i>                              | CE-4.2 | R- Min. Req 1 (Flooding, SLR, Landslide?)<br>R- Min. Req 2                            | Conduct a sea level rise vulnerability assessment with future updates to the Shoreline Management Program (SMP) and Critical Areas Ordinance (CAO) to:<br>a) update sea level rise assumptions for future planning;<br>b) assess the vulnerability of natural and developed shorelines from the combined effects of sea level rise, storm surge, coastal erosion and landslides, and groundwater changes; and<br>c) collaborate with landowners and partners to support adaptation and contingency plans. | Cross reference EC-2 and new groundwater flooding content under EC-3 (see chart below) |
| C ID: L.01                   | Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watersheds. (High Priority)                                                                                             | <i>New proposed policy, revised from Commerce measure.</i>                                                                                                               | CE-4.3 | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip.)<br>R- Min. Req. 2                      | Develop and implement actions identified in city restoration plans to improve the climate resilience of streams and watersheds.                                                                                                                                                                                                                                                                                                                                                                           | Cross reference EC- 6 watershed goal and T-4.1                                         |
| C ID L.03                    | Protect and restore riparian vegetation to reduce erosion, provide shade, and support other functions that improve the climate resilience of streams. (High Priority)                                                                          | <i>New proposed policy, revised from Commerce measure based on staff input.</i>                                                                                          | CE-4.4 | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Wildfire?)<br>R- Min. Req. 2 | Protect and restore riparian vegetation to reduce erosion, provide shade, provide habitat connectivity, and support other functions that improve the climate resilience of streams. while balancing the need to protect structures adjacent to forested areas from wildfire danger, as required by the state wildland urban interface regulations.                                                                                                                                                        | Cross-reference updated policy EC 5.1 and EC-6.                                        |
| WDFW suggestion and C ID: AE | <i>WDFW: Enhance and Maintain Urban Tree Canopy for Climate Resilience and Community Health</i><br><br>and<br><br>Protect and enhance the climate resilience of urban forests by implementing climate-smart forest management. (High Priority) | <i>New proposed goal, revised from Commerce measure and WDFW suggestions.</i>                                                                                            | CE-5   | R- Min. Req 1 (Drought, Ex. Heat? Wildfire)<br>R- Min. Req. 2                         | <b>Resilient Urban Forests: Enhance and maintain urban tree canopy for community health and climate resilience, and develop plans to reduce wildfire risks around the ACFL.</b>                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| C ID: AE.02                  | Adopt a forest master plan and implementing ordinances to maintain and expand tree canopy cover, improve tree and watershed health, prioritize carbon                                                                                          | <i>New proposed policy, revised from Commerce measure and WDFW suggestions.</i>                                                                                          | CE-5.1 | R- Min. Req 1 (Drought, Ex. Heat? Wildfire)<br>R- Min. Req. 2                         | Adopt and maintain an urban forest master plan and implementing ordinances, including a tree canopy assessment of all areas of the City (greenbelts, parks, street trees, forests), that establishes goals to:                                                                                                                                                                                                                                                                                            | Cross reference T-4.3                                                                  |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                         | Reasoning for Proposed Policy Change                                                      | CE #        | Minimum Requirement                                                               | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Cross Reference/ Integration Notes                |
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|                       | sequestration, and build climate resilience. (High Priority)                                                                                                                                                                                                     |                                                                                           |             |                                                                                   | <ul style="list-style-type: none"> <li>a) maintain and expand tree canopy cover and improve tree and watershed health;</li> <li>b) prioritize carbon sequestration;</li> <li>c) monitor wildfire risks; and</li> <li>d) build climate resilience by reducing heat island effects, enhancing air quality, improving stormwater filtration, and supporting biodiversity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |
| C ID: AE.08           | Prioritize urban forestry planning resources and funding for frontline communities that are hurt first and worst by climate change.                                                                                                                              | <i>New proposed policy, revised from Commerce measure.</i>                                | CE-5.2      | R- Min. Req 1 (Drought, Ex. Heat? Wildfire)<br>R- Min. Req. 2<br>R-Min Req 3 (EJ) | Prioritize urban forestry planning resources and funding for vulnerable and overburdened communities, including, but not limited to: <ul style="list-style-type: none"> <li>a) increasing street trees and canopy cover in and around affordable housing communities that lack shade and are more vulnerable to extreme heat.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   |
| C ID: AE.06           | Ensure that tree species selection and planting guidance are updated to be resilient to climate change.                                                                                                                                                          | <i>New proposed policy, revised from Commerce measure.</i>                                | CE-5.3      | R- Min. Req 1 (Drought, Ex. Heat? Wildfire)<br>R- Min. Req. 2                     | Ensure that tree species selection and planting guidance used for projects are updated to be resilient to climate change and share information with local community members.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   |
| C ID: S.04            | Support the development of community wildfire protection plans.                                                                                                                                                                                                  | <i>New proposed policy, revised from Commerce measure</i>                                 | CE-5.4      | R- Min. Req 1 (Ex. Heat, Landslide, Wildfire)<br>R-Min Req 3 (EJ)                 | Increase community awareness of local wildfire risks hazards, and collaborate with property-owners in high-risk areas when developing a community wildfire protection plan, and coordinate on the need to protect structures adjacent to forested areas from wildfire danger, as required by state wildland urban interface regulations, with public open space regulations.                                                                                                                                                                                                                                                                                                                                                                                                                  | Reference new land use policies (see chart below) |
| C ID: O               | Ensure that energy infrastructure – including generation and transmission – is able to accommodate renewable energy opportunities and to withstand and recover quickly from the impacts of extreme weather and other natural hazards worsened by climate change. | <i>New proposed goal, revised from Commerce measure.</i>                                  | <b>CE-6</b> | R- Min. Req 1<br><br>R-Min Req 3 (EJ)                                             | <b><u>Coordination with Utilities: Promote Energy Resilience:</u></b><br><b><u>Coordinate with regional utilities and jurisdictions on increasing energy infrastructure resilience – including generation, transmission, and storage – to accommodate renewable energy opportunities, meet increased demand, and withstand and recover from extreme weather and natural hazards worsened by climate change.</u></b>                                                                                                                                                                                                                                                                                                                                                                           |                                                   |
| Team and PSE          | Partner with PSE to promote energy efficiency programs and initiatives.<br><br>And<br><br>Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.                    | <i>New proposed policy from team, based on meeting with from PSE and related actions.</i> | CE-6.1      | <b>R- Min. Req 1</b><br><br><b>R-Min Req 3 (EJ)</b>                               | Coordinate regularly with Puget Sound Energy (PSE) to share information, monitor local grid capacity, and increase awareness of upcoming projects and emerging opportunities that support the City's efforts to reduce GHG emissions. <ul style="list-style-type: none"> <li>a) City staff to highlight for developers, property owners, or others proposing projects the importance of early engagement with PSE.</li> <li>b) Coordinate with PSE to promote energy efficiency programs and initiatives and to promote local investments and customer enrollment in clean energy projects and programs.</li> <li>c) Coordinate with PSE to promote financial assistance and discounted billing programs for income qualified residents to ensure that the most vulnerable are not</li> </ul> |                                                   |

| Goal or Policy Source   | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                     | Reasoning for Proposed Policy Change                                                                                                                | CE #    | Minimum Requirement                                                 | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                             | Cross Reference/ Integration Notes                                                                                                                                                      |
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|                         |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |         |                                                                     | disproportionately impacted by the State's clean energy transition.                                                                                                                                                                                                                              |                                                                                                                                                                                         |
| PSE                     | Support PSE's wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.<br><br>And<br><br>Support ongoing vegetation management in order to maintain system reliability. | <i>New proposed policy, revised from PSE suggestion.</i>                                                                                            | CE-6.2  | R- Min. Req 1 (Wildfire)                                            | Coordinate with PSE's vegetation management and/or wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires. |                                                                                                                                                                                         |
| PSE                     | Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.                                                                                                                                                                                                                                             | <i>New proposed policy, from PSE suggestion.</i>                                                                                                    | CE -6.3 | R- Min. Req 1                                                       | Coordinate with PSE to promote and support programs designed to decrease load on the grid during times of peak use.                                                                                                                                                                              |                                                                                                                                                                                         |
| PSE                     | Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.                                                                                                                                              | <i>New proposed policy, revised from PSE suggestion.</i>                                                                                            | CE -6.4 | R- Min. Req 1                                                       | Coordinate with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.                                                                               |                                                                                                                                                                                         |
|                         |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |         |                                                                     |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                         |
| Policy EC-8.1. and Team | <i>Energy conservation shall be a goal in the design or remodeling of commercial, public and residential buildings</i>                                                                                                                                                                                                                                       | <i>Suggests rephrasing existing policy to highlight GHG emissions reduction, and making it a goal.</i>                                              | CE-7    | R- Min. Req 1<br>E- Min. Req. 1 (GHG)                               | <b>Energy Efficient Buildings: Promote renewable energy, encourage conservation and efficiency technologies, and support energy system transitions to reduce GHG emissions from buildings.</b>                                                                                                   | Cross reference LU-4                                                                                                                                                                    |
|                         |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |         |                                                                     | <i>Reducing Emissions from New Buildings</i>                                                                                                                                                                                                                                                     |                                                                                                                                                                                         |
| Policy EC-8.4.          | <i>Develop incentives for construction or remodeling of structures to utilize state of the art energy conservation techniques (including, but not limited to, insulation, passive energy design, co-generation).</i>                                                                                                                                         | <i>Suggest revising existing policy.<br/><br/>Incentives should promote features that surpass recent updates to WA State Building/Energy Codes.</i> | CE -7.1 | R- Min. Req 1<br>E- Min. Req. 1 (GHG)                               | Offer incentives to promote new buildings to include energy efficiency and renewable energy features beyond minimum code requirements.                                                                                                                                                           | Cross reference LU-4-2.<br><br>Consider revising list to include energy efficiency and GHG emissions reductions, in addition to green building ratings programs, etc. (see chart below) |
| Policy EC-8.3.          | <i>Promote the use of environmentally friendly construction practices, such as those specified under certification systems such as Leadership in Energy and Environmental Design (LEED).</i>                                                                                                                                                                 | <i>Suggest revising existing policy to focus on City buildings.</i>                                                                                 | CE -7.2 | E-Min. Req. 1, (GHG)                                                | Promote the use of environmentally friendly construction practices in City buildings, such as those specified under certification systems such as Leadership in Energy and Environmental Design (LEED).                                                                                          | Cross reference LU-4, CF-7.3, and CF-7.3                                                                                                                                                |
| C ID: C.04              | Adjust single-family home impact fees and system development charges so those homes with larger impacts on utilities pay more. (High Priority)                                                                                                                                                                                                               | <i>New proposed policy, revised from Commerce measure.</i>                                                                                          | CE -7.3 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 2 (VMT), E-Min. Req. 3 (Equity) | Adjust single-family home impact fees and system development charges so those homes with larger impacts on utilities pay more.                                                                                                                                                                   |                                                                                                                                                                                         |

| Goal or Policy Source              | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Reasoning for Proposed Policy Change                                                                                                                                                                       | CE #    | Minimum Requirement                            | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                            | Cross Reference/ Integration Notes                               |
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|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <i>Relates to City-services (water, etc.). Fees to reduce GHG emissions may need further study, given PSE is the utility provider.</i>                                                                     |         |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |         |                                                | <i>Reducing Emissions from Existing Buildings</i>                                                                                                                                                                                                                                                                                                                                                               |                                                                  |
| Policy EC-8.7, 8.8, and C ID: F.02 | <p><i>Encourage conversion of existing low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources. (EC-8.7.)</i></p> <p>And</p> <p><i>Encourage the creation of an energy conservation microloan program in partnership with other agencies. (EC-8.8.)</i></p> <p>And</p> <p>Prioritize the preservation and weatherization of housing in overburdened communities, particularly at higher densities, to reduce emissions and increase resilience. (C ID: F.02) - (High Priority)</p> | <p><i>Suggest revising existing policy to align with Commerce measure.</i></p> <p><i>Updated EC 8.8 policy language to provide more specifics on potential to coordinate with regional approaches.</i></p> | CE -7.4 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity) | <p>Prioritize the weatherization, and conversion to the most energy efficient water and space heating of housing to reduce emissions and increase resilience.</p> <p>a) Coordinate with regional jurisdictions and/or state agencies to encourage the creation of an energy conservation microloan, rebate, or other program in partnership with other agencies, particularly for lower-income communities.</p> | Cross reference LU-4.3                                           |
| C ID: E.03                         | Retrofit buildings for energy efficiency. (High Priority)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><i>New proposed policy, revised from Commerce measure.</i></p> <p><i>Updated commerce text to focus on public buildings, which are completely within the City's control.</i></p>                        | CE -7.5 | E-Min. Req. 1, (GHG)                           | Retrofit City-owned buildings for energy efficiency by updating building materials, transitioning heating in City buildings to energy efficient heat pump technologies, updating mechanical systems and lighting, replacing back-up generators and/or adding onsite solar and battery storage systems, where feasible.                                                                                          | <p>Cross reference LU2.2.D, U-6, and CF-7.3</p> <p>Parks TBD</p> |
| Policy EC-8.11. and C ID: F        | <p><i>Where consistent with the desired character and intensity of the zone, encourage renovation and adaptive re-use of existing buildings as a strategy to reduce waste and the need to expend energy in producing new materials. (EC-8.11)</i></p> <p>and</p> <p>Prioritize the adaptive reuse of buildings, recognizing the emission-reduction benefits of retaining existing buildings. (High Priority)</p>                                                                                                                                     | <i>Keep existing policy, aligns with Commerce measure.</i>                                                                                                                                                 | CE -7.6 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity) | Where consistent with the desired character and intensity of the zone, encourage renovation and adaptive re-use of existing buildings as a strategy to reduce waste and the need to expend energy in producing new materials.                                                                                                                                                                                   | Cross reference LU-7.1.E?                                        |
| Policy EC-8.6 and                  | <i>Promote sustainable building and site management and maintenance practices.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>Suggest revising existing policy.</i>                                                                                                                                                                   | CE -7.7 | E-Min. Req. 1, (GHG)                           | Promote sustainable building and site management and maintenance practices, and promote energy conservation in                                                                                                                                                                                                                                                                                                  | Cross reference LU-4.3                                           |

| Goal or Policy Source                  | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                                        | Reasoning for Proposed Policy Change                                                         | CE #    | Minimum Requirement                                                                                                     | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                    | Cross Reference/ Integration Notes                   |
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| Policy EC-8.9.                         | And (excerpt)<br>... encourage conservation in street lighting....                                                                                                                                                                                                                                                                                                                              | Addresses the street lighting policy that was embedded in EC-8.9                             |         |                                                                                                                         | site and street lighting by replacing existing building, site, and streetlights with low-energy use LED fixtures.                                                                                                                                                       |                                                      |
| Team                                   |                                                                                                                                                                                                                                                                                                                                                                                                 | New proposed goal                                                                            | CE- 8   | R- Min. Req 1?<br>E- Min. Req. 1(GHG)                                                                                   | <b>Support Energy Resilience:</b> Support overall energy resilience by promoting local solar energy production as well as other small-scale renewable energy (i.e. geothermal) and battery storage.                                                                     |                                                      |
| Policy EC-8.2. And<br>C ID: G:         | Encourage building and site designs that consider solar access of adjacent properties and that best offer opportunities for maximum use of southern exposures and the use of natural climate conditions<br><br>And<br><br>C ID: G: Maximize solar access of site design, where practicable, for new solar-ready residential and commercial buildings.                                           | Keep existing policy, minor text edits. Similar to Commerce Measure.                         | CE -8.1 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity)                                                                          | Encourage building and site designs that consider solar access of adjacent properties and promote maximum use of southern exposures and the use of natural climate conditions                                                                                           | Cross reference LU-4.2                               |
| C ID: O.2                              | Install distributed renewable energy generation and battery infrastructure at public facilities to store renewable electricity generated on site and provide emergency power that ensures continuity of operations.                                                                                                                                                                             | New proposed policy, from Commerce measure.                                                  | CE -8.2 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity)                                                                          | Install distributed renewable energy generation and battery infrastructure at City facilities to store renewable electricity generated on site and provide emergency power that ensures continuity of operations.                                                       | Cross reference LU2.2.D, and CF-7.4<br><br>Parks TBD |
| Policy EC-8.9. and C ID: E.04, and PSE | Work with Puget Sound Energy to encourage conservation in street lighting and other public and private uses and support programs that encourage renewable energy production. (EC-8.9)<br><br>And<br><br>Develop local microgrid solar and battery storage facilities in low-impact sites.<br><br>And<br><br>PSE: Promote and support the growth of customer owned distributed energy resources. | Suggest revising existing policy. Similar to Commerce Measure. Combining with PSE suggestion | CE -8.3 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity)                                                                          | Encourage local microgrid solar, battery storage facilities, and/or other small-scale renewable energy generation projects on low-impact sites (i.e., large roof-tops, and/or over parking lots, etc.) to support electrification by providing locally-generated power. | Cross reference LU-4.2                               |
| C ID: V, P and A                       | Establish land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change. (V, High Priority)<br>And<br><br>Ensure that buildings are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather and other hazards worsened by climate change. (P)                                           | New proposed goal                                                                            | CE-9    | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Landslide, SLR Wildfire)<br>R- Min. Req. 2<br>R-Min Req 3 (EJ) | <b>Resilient Development:</b> Promote land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change, and ensure development is resilient to climate impacts.                                                   |                                                      |

| Goal or Policy Source             | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                               | Reasoning for Proposed Policy Change                                                                                                  | CE #    | Minimum Requirement                                                                                    | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                     | Cross Reference/ Integration Notes                                                                                                             |
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|                                   | And<br><br>Ensure that development and redevelopment projects are resilient to the impacts of climate change. (A)                                                                                                                                                      |                                                                                                                                       |         |                                                                                                        |                                                                                                                                                                                                                                                          |                                                                                                                                                |
| C ID: V.05                        | Direct new development into areas where exposure to climate hazards is low.                                                                                                                                                                                            | <i>New proposed policy, revised from Commerce measure.</i><br><br><i>Aligns with LU and Utility, and Capital Facilities policies.</i> | CE-9.1  | R-Min Req 3 (EJ)                                                                                       | Direct new development, utility and transportation infrastructure, and capital facilities into areas where exposure to climate hazards is low, and/or where climate mitigation strategies can be effective at reducing risks.                            | Cross reference LU-4.1, LU4.6, and T-4.3, U-5.1, and CF7.9.                                                                                    |
| C ID: V.08                        | Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing water-dependent uses, and providing public access.               | <i>New proposed policy, from Commerce measure.</i><br><br><i>Aligns with EC, LU, and Transportation policies.</i>                     | CE-9.2  | R- Min. Req 1 (Ex. Heat, Ex. Precip., Flooding, Landslide, SLR)<br>R-Min Req 3 (EJ)                    | Identify and implement strategies to increase the resilience of the shoreline environment to sea-level rise and other climate hazards, while also protecting shoreline ecological functions, allowing water-dependent uses, and providing public access. | Cross reference EC-2, (and new EC policies related to monitoring regulations – see chart below), LU- LU-4.1, LU-5.1, LU8.1, T-3.22, and T-4.9. |
| C ID: A.01                        | Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.                                                                                                    | <i>New proposed policy, revised from Commerce measure.</i>                                                                            | CE-9.3  | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ) | Establish or maintain development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.                                                                          | Cross reference to new or revised LU policy for resilient development and design standards (see chart below)                                   |
| C ID: A.05                        | Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.                                                                                                                    | <i>New proposed policy, revised from Commerce measure.</i>                                                                            | CE-9.4  | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ) | When feasible, consider acquiring properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.                                                                            | Cross reference LU-4.6 (potential)                                                                                                             |
| C ID I and K                      | Reduce vehicle miles traveled to achieve greenhouse gas reduction goals. (I, High Priority)<br><br>And<br><br>Increase housing diversity and supply within urban growth areas to reduce greenhouse gas emissions and support environmental justice. (K, High Priority) |                                                                                                                                       | CE-10   | <b>E-Min. Req. 1, (GHG)</b><br><b>E-Min. Req. 2 (VMT)</b>                                              | <b>Reduce Vehicle Miles Traveled (VMT): Reduce GHG emissions from transportation by reducing VMT, fostering efficient land uses and promoting active transportation and transit.</b>                                                                     |                                                                                                                                                |
| C ID C, I, K.04, V.11, C.06, C.07 | Reduce vehicle miles traveled to achieve greenhouse gas reduction goals. (I, High Priority)                                                                                                                                                                            | <i>New proposed policy, combining multiple Commerce measures.</i>                                                                     | CE-10.1 | E-Min. Req. 1, (GHG)                                                                                   | Foster more efficient land uses to reduce vehicle miles traveled, including, but not limited to:                                                                                                                                                         | Cross reference LU-6.1.H, LU-6.4, LU-7.1, LU-7.2, and LU-8.4, and T-4.5                                                                        |

| Goal or Policy Source                                          | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Reasoning for Proposed Policy Change                                                                                        | CE #    | Minimum Requirement                                                                  | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                | Cross Reference/ Integration Notes                                        |
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|                                                                | <p>and</p> <p>Foster higher-intensity land uses in mixed-use urban villages and transit corridors. (C, High Priority)</p> <p>and</p> <p>Establish minimum residential densities within urban growth areas. (K.04)</p> <p>and</p> <p>Implement complimentary, mixed land uses versus traditional zoning, such as locating business districts, parks and schools in neighborhoods to promote cycling and walking and reduce driving. (V.11, High Priority)</p> <p>and</p> <p>Prioritize infill development through zoning and permitting process. (C.06, High Priority)</p> <p>And</p> <p>Establish form-based codes where appropriate to better integrate higher-density development. (C.07, High Priority)</p> | <p><i>Aligns with LU and Transportation policies.</i></p>                                                                   |         | E-Min. Req. 2 (VMT)                                                                  | <p>a) Encouraging density in urban areas of the city.</p> <p>b) Implementing complimentary, mixed land uses to promote cycling and walking and reduce driving.</p> <p>c) Prioritizing infill development through zoning and permitting processes.</p> <p>d) Maintaining and updating form-based codes to better integrate higher-density development and support climate resilience by promoting sustainable design strategies.</p> |                                                                           |
| <p>C ID: K.02</p> <p>and</p> <p>C ID: K.05</p> <p>And K.06</p> | <p>Allow middle housing types, such as duplexes, triplexes, and ADUs, on all residential lots. (K.02, High Priority)</p> <p>and</p> <p>Allow or encourage micro-housing units (K.05, High Priority)</p> <p>and</p> <p>Develop and implement inclusionary zoning to support greater income diversity in housing types. (K.06, High Priority)</p>                                                                                                                                                                                                                                                                                                                                                                | <p><i>New proposed policy, combining multiple Commerce measures.</i></p> <p><i>Aligns with LU and Housing policies.</i></p> | CE-10.2 | <p>E-Min. Req. 1, (GHG)</p> <p>E-Min. Req. 2 (VMT)</p> <p>E-Min. Req. 3 (Equity)</p> | <p>Diversify housing options and promote housing affordability by:</p> <p>a) Expanding middle housing types, such as duplexes, triplexes, and ADUs, in residential areas.</p> <p>b) Encouraging co-living units in areas where multifamily housing is allowed</p> <p>c) Developing and implementing programs to support housing for a greater range of income levels.</p>                                                           | Cross reference LU-6.1, H-1.9, and H-3.                                   |
| <p>C ID: I.04, I.18</p>                                        | <p>Increase multimodal capacity in coordination with the location of higher-density housing and commercial centers. (I.04, High Priority)</p> <p>And</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><i>New proposed policy, revised from two Commerce measures.</i></p> <p><i>Aligns with Transportation policies.</i></p>   | CE-10.3 | <p>E-Min. Req. 1, (GHG)</p> <p>E-Min. Req. 2 (VMT)</p>                               | <p>Implement multimodal transportation plans (i.e. modal plans, complete streets policies, TDM programs, bike parking, etc.), particularly in coordination with higher-density housing and commercial centers.</p>                                                                                                                                                                                                                  | Cross reference T-2.7, Policy T-2.18, T-2.21, T-2.23 21 T-2.29, and T-4.5 |

| Goal or Policy Source            | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                          | Reasoning for Proposed Policy Change                                                                                        | CE #    | Minimum Requirement                                                                 | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                      | Cross Reference/ Integration Notes            |
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|                                  | Integrate "Complete Streets" principles into the roadway designs of residential developments. (I.18)                                                                                                                                              |                                                                                                                             |         |                                                                                     |                                                                                                                                                                                                                                                                                                           |                                               |
| C ID: H.01<br>And<br>C ID: AI.03 | Prioritize and promote public transit expansion and use through coordination of land use and transportation planning. (H.01, High Priority)<br><br>and<br><br>Improve transit speed, frequency, coverage, and reliability. (AI.03, High Priority) | <i>New proposed policy, revised and combined from Commerce measures.</i><br><br><i>Aligns with Transportation policies.</i> | CE-10.4 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 2 (VMT)                                         | Work with Skagit Transit to prioritize and promote public transit use and expansion by:<br>a) coordinating on land use and transportation planning, and<br>b) identifying how the City can better support Skagit Transit in meeting goals to improve transit speed, frequency, coverage, and reliability. | Cross reference T-2.29 and T-2.30, and T-2.32 |
| Climate Team                     |                                                                                                                                                                                                                                                   | <i>New proposed policy from Climate Team related to school buses</i>                                                        | CE-10.5 | E-Min. Req. 1, (GHG)                                                                | Promote use of existing transit resources (i.e. school bus, transit routes) to reduce car trips to public destinations in the community.                                                                                                                                                                  |                                               |
|                                  |                                                                                                                                                                                                                                                   |                                                                                                                             |         |                                                                                     |                                                                                                                                                                                                                                                                                                           |                                               |
|                                  |                                                                                                                                                                                                                                                   |                                                                                                                             | CE-11   |                                                                                     | <b>Promote Electrification and Alternative Fuels: Reduce GHG emissions from transportation by supporting the transition to electric vehicles, and encouraging the use of cleaner fuels in marine transportation.</b>                                                                                      |                                               |
| C ID: H                          | Convert public fleets to zero-emission vehicles by [insert target date] and develop supporting infrastructure and programs (e.g., charging stations and dedicated lanes for electric cars and buses).                                             | <i>New proposed policy, drawing aspects of Commerce measure.</i>                                                            | CE-11.1 | E-Min. Req. 1, (GHG)<br>E-Min. Req. 3 (Equity)                                      | Develop an EV transition plan to convert public fleets to zero-emission vehicles and identify EV charging needs and opportunities in the City.                                                                                                                                                            | Cross reference T-4.4, and 4.10.              |
| C ID: AD.01                      | Require electric vehicle charging infrastructure in all new and retrofitted buildings.                                                                                                                                                            | <i>New proposed policy, drawing aspects of Commerce measure.</i>                                                            | CE-11.2 | E-Min. Req. 1, (GHG)                                                                | Expand electric vehicle infrastructure in key destinations and public buildings, and encourage the installation of EV charging retrofits for multifamily housing.                                                                                                                                         | Cross reference T-4.10                        |
| Team                             |                                                                                                                                                                                                                                                   | <i>New policy to align with new Utilities goal.</i>                                                                         | CE-11.3 | E-Min. Req. 1, (GHG)                                                                | Reduce GHG emissions from waste management transportation as service needs evolve.                                                                                                                                                                                                                        | Cross reference U-9.5                         |
| Team                             |                                                                                                                                                                                                                                                   | <i>New proposed policy.</i>                                                                                                 | CE-11.4 | E-Min. Req. 1, (GHG)                                                                | Coordinate with the Port of Anacortes and WA State Ferries to identify how the city can best support them in their ongoing electrification projects.                                                                                                                                                      | Cross reference T-1.7                         |
| Team                             |                                                                                                                                                                                                                                                   | <i>New proposed policy</i>                                                                                                  | CE-11.5 | E-Min. Req. 1, (GHG)                                                                | Support port and marinas in transition to renewable diesel and increase community awareness as lower-emissions fuels (i.e. R99 diesel) become more locally available.                                                                                                                                     |                                               |
|                                  |                                                                                                                                                                                                                                                   |                                                                                                                             |         |                                                                                     |                                                                                                                                                                                                                                                                                                           |                                               |
| C ID: W                          | Ensure that the local transportation system – including infrastructure, routes, and travel modes – is able to withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.           | <i>New proposed goal, from commerce measure</i>                                                                             | CE-12   | R- Min. Req 1 (Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ) | <b>Resilient Transportation System: Ensure that the local transportation system – including infrastructure, routes, and travel modes – can withstand and recover quickly from the impacts of extreme weather events and other hazards exacerbated by climate change.</b>                                  |                                               |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                                                                                                                         | Reasoning for Proposed Policy Change                                                                                    | CE #         | Minimum Requirement                                                                             | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                         | Cross Reference/ Integration Notes                                                                                                 |
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| Team                  |                                                                                                                                                                                                                                                                                                                                                                                  | <i>New proposed policy</i>                                                                                              | CE-12.1      | R- Min. Req 1<br>(Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ)          | Coordinate with WSDOT to identify plans to increase resilience of SR-20, a critical access and evacuation route for Anacortes, to high-tide flooding, future sea level rise, and landslides.                                                                                                                                                                                                                                 | Cross reference T-1.9,<br><br>Add bullet in this policy to coordinate with WSDOT on SLR and flood vulnerability. (see chart below) |
| Team and C ID: W.05   | Enhance the resilience of parks and recreational trails by assessing and addressing climate hazards and impacts.                                                                                                                                                                                                                                                                 | <i>New proposed goal, revised from commerce measure.</i><br><br><i>Aligns with Transportation policies.</i>             | CE-12.2      | R- Min. Req 1<br>(Drought, Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ) | Continue to expand recreational trail systems in Anacortes that are resilient to coastal flood impacts and sea level rise and explore how trail design and maintenance can support adaptation while also providing positive benefits to the environment.                                                                                                                                                                     | Cross reference T-2.7 and T-4.9                                                                                                    |
| C ID: W.04 and W.03   | Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development. (W.04)<br><br>And<br><br>Incorporate hydrologic climate impacts into the design of water-crossing structures (i.e., climate-smart culverts and bridges) for fish passage and habitat quality. (W.03, High Priority)   | <i>New proposed policy, from commerce measure and WDFW comments.</i><br><br><i>Aligns with Transportation policies.</i> | CE-12.3      | R- Min. Req 1<br>(Ex. Precip., Flooding, SLR?)<br>R-Min Req 3 (EJ)                              | Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.<br>a) Coordinate with State, regional, and local agencies to plan and prioritize culvert upgrades that consider climate impacts to ensure fish passage barrier removal and stormwater management needs.                                                           | Cross reference T-4.1 and T-4.3                                                                                                    |
|                       |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                         |              |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                    |
| C ID: S               | Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change. (High Priority)                                                                                                                                                                                       | <i>New proposed policy, from commerce measure</i>                                                                       | <b>CE-13</b> | R- Min. Req 1<br>(Ex. Heat, Ex. Precip., Flooding, Landslide, Wildfire)<br>R-Min Req 3 (EJ)     | <b>Preparation and Emergency Response: Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.</b>                                                                                                                                                                                                        | Cross reference EC-3, and EC 3.8                                                                                                   |
| C ID: M.01 and S.01   | Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer. (M.01)<br><br>Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed. (S.01) | <i>New proposed policy, from commerce measure.</i><br><br><i>Aligns with EC and Transportation policies.</i>            | CE-13.1      | R- Min. Req 1<br>(Ex. Precip., Flooding, Landslide, Wildfire)<br>R-Min Req 3 (EJ)               | Monitor evacuation plans and outreach materials and update as needed to consider natural hazards and climate impacts, to help residents plan and practice actions that make evacuation quicker and safer.<br>a) Map transportation infrastructure that is vulnerable to repeated floods, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed. | Cross reference EC 3.8, EC 3.14, T-1.9,                                                                                            |
| C ID: S.07            | Develop resilience hubs – community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and                                                                                                                                                                                                                               | <i>New proposed policy, revised from Commerce measure based on staff input.</i>                                         | CE -13.2     | R- Min. Req 1<br>(Ex. Heat, Ex. Precip., Flooding,                                              | Continue to operate cooling centers at the Anacortes Senior Activity Center and the Anacortes Library and expand access to resilience hubs - safe gathering spaces during extreme weather                                                                                                                                                                                                                                    | Cross reference CF-7.8.<br><br>Considering adding resilience hub function to                                                       |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                   | Reasoning for Proposed Policy Change                                           | CE #         | Minimum Requirement                                                                        | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                            | Cross Reference/ Integration Notes                                                                                                |
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|                       | reduce carbon pollution while enhancing quality of life.                                                                                                                                                                                   |                                                                                |              | Landslide, Wildfire)<br>R-Min Req 3 (EJ)                                                   | events - by updating and/or maintaining HVAC, air filtration, and back-up power systems in select publicly-oriented City facilities.                                                                                                                                                                            | CF policies. (see chart below)                                                                                                    |
| C ID: X.01            | Develop and implement a strategy to expedite management of debris (e.g., downed tree limbs and buildings blocking roads and streams) after a disaster incident to reduce the risks of subsequent fire, flood, injury, and disease vectors. | <i>New proposed policy, from commerce measure</i>                              | CE-13.3      | R- Min. Req 1 (Ex. Precip., Flooding, Landslide, Wildfire)<br>R-Min Req 3 (EJ)             | Develop and implement a strategy to expedite management of debris (e.g., downed tree limbs and buildings blocking roads and streams) after a disaster incident to reduce the risks of subsequent fire, flood, injury, and disease vectors.                                                                      |                                                                                                                                   |
|                       |                                                                                                                                                                                                                                            |                                                                                |              |                                                                                            |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |
| C ID: R               | Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.                                                                                    | New proposed goal, from Commerce measure.                                      | <b>CE-14</b> | R-Min Req 3 (EJ)                                                                           | <b>Resilient Economy: Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associated with climate mitigation and adaptation.</b>                                                                                                                               |                                                                                                                                   |
| C ID: R.01            | Ensure that the jurisdiction's Comprehensive Emergency Management Plan responds to the impacts of climate change and identifies roles and responsibilities to support a sustainable economic recovery after a disaster.                    | <i>New proposed policy, from Commerce measure.</i>                             | CE-14.1      | R-Min Req 3 (EJ)                                                                           | Ensure that the jurisdiction's Comprehensive Emergency Management Plan responds to the impacts of climate change and identifies roles and responsibilities to support a sustainable economic recovery after a disaster.                                                                                         | Cross reference new CF policy (see chart below) and others as needed.                                                             |
| C ID: R.02            | Support local businesses' efforts to bolster climate preparedness and continuity of operations.                                                                                                                                            | <i>New proposed policy, revised from Commerce measure and team.</i>            | CE-14.2      | R-Min Req 3 (EJ)                                                                           | Continue to engage with local businesses to understand local need and priorities and how the City can support climate preparedness.<br>a) Consider local business perspectives when identifying opportunities to reduce GHG emissions from consumption and align with the City's goals to reduce overall waste. | Cross reference new ED policies related to climate (see chart below)<br><br>Cross reference 14.2.a to U-9 Towards Zero Waste goal |
| Team                  |                                                                                                                                                                                                                                            | <i>New proposed policy, based on feedback from business community meeting.</i> | CE-14.3      | <b>R-Min Req 3 (EJ)</b>                                                                    | Recognize the value of Anacortes' existing skilled labor (industry and working waterfront, etc.) and coordinate with local and regional partners to maintain and grow local labor resources while supporting the transition to electrification and reducing GHG emissions.                                      | Cross reference new ED policies related to green jobs pipeline (see chart below)                                                  |
|                       |                                                                                                                                                                                                                                            |                                                                                |              |                                                                                            |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |
| C ID: Y.              | Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change. (High Priority)                                                                                               | <i>New proposed policy, from commerce measure</i>                              | <b>CE-15</b> | R- Min. Req 1 (Drought, Ex. Heat, Reduced Snowpack)<br>R- Min. Req. 2?<br>R-Min Req 3 (EJ) | <b>Protecting Water Infrastructure: Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.</b>                                                                                                                                            |                                                                                                                                   |
| Team                  |                                                                                                                                                                                                                                            | <i>New proposed policy</i>                                                     | CE-15.1      | <b>R- Min. Req 1 (Drought, Ex. Heat, Reduced Snowpack)<br/>R-Min Req 3 (EJ)</b>            | Continue to develop Surface and Stormwater, Wastewater, and Drinking Water system plans and facility improvements that incorporate climate change mitigation and resilience.                                                                                                                                    | Cross reference U-8.3, U-8.4                                                                                                      |
| Team                  |                                                                                                                                                                                                                                            | <i>New proposed policy</i>                                                     | CE-15.2      | <b>R- Min. Req 1 (Drought, Ex.</b>                                                         | Consider overall energy use, resilience needs, and opportunities for innovative design approaches when developing plans to replace the City's Wastewater Treatment Plant.                                                                                                                                       | Cross reference U-5.1 and U-6 and Table CF-1 - Wastewater                                                                         |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                        | Reasoning for Proposed Policy Change                                             | CE #    | Minimum Requirement                                                     | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                            | Cross Reference/ Integration Notes   |
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|                       |                                                                                                                                                                                                                                                 |                                                                                  |         | Heat, Reduced Snowpack)<br>R-Min Req 3 (EJ)<br>E-Min. Req. 1, (GHG)     |                                                                                                                                                                                                                                 |                                      |
| C ID: Y.03            | Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff. (High Priority)                                                                                                | <i>New proposed policy, revised from commerce measure</i>                        | CE-15.3 | R- Min. Req 1 (Ex. Precip., flooding)<br>R-Min Req 3 (EJ)               | Promote use of Green Stormwater Infrastructure (GSI) strategies whenever feasible to help manage stormwater, improve water quality, reduce impervious surfaces, and promote shade to lower temperatures.                        | Cross reference T-4.1 and T-4.3      |
| C ID: Y.04            | Manage water resources sustainably in the face of climate change through smart irrigation, stormwater management, preventative maintenance, water conservation and wastewater reuse, plant selection, and landscape management. (High Priority) | <i>New proposed policy, from commerce measure</i>                                | CE-15.4 | R- Min. Req 1 (Drought, Ex. Heat, Reduced Snowpack)<br>R-Min Req 3 (EJ) | Manage water resources sustainably in the face of climate change through smart irrigation, stormwater management, preventative maintenance, water conservation and wastewater reuse, plant selection, and landscape management. | Cross reference CF-7.4 and Parks TBD |
| C ID: S.05            | Analyze how the municipal water system maintains adequate pressure during a major wildfire event (e.g., multiple structures burning) and how it will look under current and projected drought conditions.                                       | <i>New proposed policy, revised from Commerce measure, based on staff input.</i> | CE-15.5 | R- Min. Req 1 (Drought, Wildfire)<br>R-Min Req 3 (EJ)                   | Continue to coordinate with local fire officials during periodic updates to the Water System Plans.                                                                                                                             | Cross reference U-8                  |

### Climate Goals Moved to Other Sections

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                          | Reasoning for Proposed Policy Change                                                                                   | CE #, Relevant Sub-element* | Minimum Requirement                                                         | Working Draft Proposed Policy Revision or New Policy                                                                                                                                              | Cross Reference/ Integration Notes                                                                 |
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| C ID: A.08            | Develop regulations for elevating or setting back new and substantially improved structures to reduce the risk of damage caused by sea level rise.                                                | <i>New proposed policy for EC element, revised from Commerce measure and staff input.</i>                              | EC#                         | R- Min. Req 1 (Flooding, SLR)<br>R-Min. Req. 2<br>R-Min. Req. 3             | Monitor existing regulations for elevating or setting back new and substantially improved structures to reduce the risk of damage caused by sea level rise, and to protect coastal ecosystems.    | Recommend adding policy under to EC-3 (with flood-related policies.)<br><br>Cross reference CE-9.2 |
| C ID: A.04            | Assess the sea level rise vulnerability of wetlands, aquatic vegetation, beaches and dunes, and other valuable natural assets and collaborate with landowners and partners to support adaptation. | <i>New proposed policy for EC element.</i><br><br><i>Suggest cross-refencing back to CE 4.2 to align two elements.</i> | EC#                         | R- Min. Req 1 (Flooding, SLR)<br>R-Min. Req. 2<br>R-Min. Req. 3             | Assess the sea level rise vulnerability of wetlands, aquatic vegetation, beaches and dunes, and other valuable natural assets and collaborate with landowners and partners to support adaptation. | Recommend adding policy under to EC-2<br><br>Cross reference CE-4.2                                |
| C ID: A.14            | Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in floodplain management planning. (High Priority)                      | <i>New proposed policy for EC element, from Commerce measure.</i>                                                      | EC#                         | R- Min. Req 1 (Flooding, Ex. Precip, SLR)<br>R-Min. Req. 2<br>R-Min. Req. 3 | Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in floodplain management planning.                                      | Move to EC - 3                                                                                     |
| Team                  |                                                                                                                                                                                                   | <i>New proposed policy for EC element, suggested by team.</i>                                                          | EC#                         | R- Min. Req 1 (Flooding, SLR,) R- Min. Req 2                                | Identify areas vulnerable to groundwater flooding and review and update regulations to reduce impacts.                                                                                            | Move to reference EC-3 (with flood-related policies.)<br><br>Cross reference CE-4.2                |

| Goal or Policy Source     | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                    | Reasoning for Proposed Policy Change                                                                                                                                                                                                              | CE #, Relevant Sub-element* | Minimum Requirement                                                                                        | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Cross Reference/ Integration Notes                                        |
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|                           |                                                                                                                                                                                                                                                             | <i>Emerging vulnerability that needs further study.</i>                                                                                                                                                                                           |                             |                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                           |
| C ID: V.06                | Maintain and update a critical areas ordinance that incorporates climate change considerations. (High Priority)                                                                                                                                             | <i>New proposed policy for EC element, from Commerce measure.</i><br><br><i>Ensure that policies related to Critical Areas consider climate change.</i>                                                                                           | EC#                         | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Landslide, SLR Wildfire)<br>R-Min Req 3 (EJ)      | Maintain and update a critical areas ordinance that incorporates climate change considerations.                                                                                                                                                                                                                                                                                                                                                                                                                                  | New EC policy                                                             |
| C ID: A.10                | Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion exacerbated by climate change, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life. | <i>New proposed policy for EC element, from Commerce measure.</i>                                                                                                                                                                                 | EC#                         | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, Landslide, SLR, Wildfire)<br>R-Min Req 3 (EJ)     | Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion, and establish new minimums, if necessary, so that improvements are not required to protect structures during their expected life.                                                                                                                                                                                                                                                                                                    | Update EC-3 and critical area regulations for landslide hazards.          |
| C ID: S.09                | Integrate a climate impacts risk assessment and policies into the local hazard mitigation plan.                                                                                                                                                             | <i>New proposed policy for EC element, from Commerce measure.</i>                                                                                                                                                                                 | EC#                         | Emergency Management                                                                                       | Coordinate with Skagit County and other partners on how to incorporate climate impacts into the next Hazard Mitigation Plan update.                                                                                                                                                                                                                                                                                                                                                                                              | Update EC 3-8                                                             |
| EC 8.4 and Team           | <i>Develop incentives for construction or remodeling of structures to utilize state of the art energy conservation techniques (including, but not limited to, insulation, passive energy design, co-generation).</i>                                        | <i>New proposed LU policy, based on similar existing policies, to align with team comments.</i><br><br><i>Suggestion to expand on incentives in existing policy EC 8.4 to encourage new development to help deliver climate resilience goals.</i> | LU#                         | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, SLR)<br>R-Min Req 3 (EJ)<br><br>(GHG co-benefits) | Consider incentives for development projects to encourage innovative approaches that promote climate resilience. Strategies may include, but are not limited to:<br>a) Site and building designs to reduce urban heat effects, including but not limited to trees and vegetation, reduction in impervious surface coverage, sidewalk shade strategies, and green roofs; and<br>b) Green stormwater management and water quality strategies that surpass minimum requirements and help the city meet stormwater management goals. | Update and expand LU-4.2 to integrate items listed in proposed policy?    |
| C ID: P.06                | Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience. (High Priority)                                                                                               | <i>New proposed policy for LU element, revised from Commerce measure.</i><br><br><i>Revising commerce measure to be more specific on needs for Anacortes.</i>                                                                                     | LU#                         | R- Min. Req 1 (Drought, Ex. Heat, Ex. Precip., Flooding, SLR)<br>R-Min Req 3 (EJ)(GHG co-benefits)         | Update design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience by:<br>a) moderating interior building temperatures;<br>b) promoting shade;<br>c) reducing the urban heat island effect while also providing co-benefits for urban design and/or public space; and<br>d) Increasing wildfire resilience.                                                                                                                                                       | Update and expand LU-4.2 to integrate items listed in proposed policy?    |
| Team/staff and C ID: P.03 | Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.                                                                                                                                                                  | <i>New proposed policy for LU element, revised from commerce measure, based on staff input</i>                                                                                                                                                    | LU#                         | R- Min. Req 1 (Wildfire)<br>R-Min Req 3 (EJ)                                                               | Develop local codes to reduce risk in Wildland-Urban Interface (WUI) areas, and coordinate with Washington State Department of Natural Resources on risk areas.                                                                                                                                                                                                                                                                                                                                                                  | New Land Use Element policy under LU-4? (Could also consider under LU-10) |
| Team                      | Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.                                                                                                                                                                  | <i>New proposed policy for LU element, from team. Also</i>                                                                                                                                                                                        | LU#                         | R- Min. Req 1 (Wildfire)<br>R-Min Req 3 (EJ)                                                               | Coordinate with property-owners when updating Critical Area regulations and/or City policies around the Anacortes                                                                                                                                                                                                                                                                                                                                                                                                                | New Land Use Element policy under LU-4? (Could also consider under LU-10) |

| Goal or Policy Source | Referenced Commerce Measure or Existing Goal/Policy Text                                                                                                                                                                                                                | Reasoning for Proposed Policy Change                                                                                                     | CE #, Relevant Sub-element* | Minimum Requirement                                                                      | Working Draft Proposed Policy Revision or New Policy                                                                                                                                                                                                                    | Cross Reference/ Integration Notes                                                                                        |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                                                                                                                                                                         | <i>related to Commerce measure (P.03)</i>                                                                                                |                             |                                                                                          | Community Forest to identify how best to implement wildfire mitigation strategies.                                                                                                                                                                                      |                                                                                                                           |
| CID: S.08             | Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first-responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel. | <i>New proposed policy for Capital Facilities element, from commerce measure</i>                                                         | CF#                         | R- Min. Req 1 (Ex. Heat, Ex. Precip., Flooding, Landslide, Wildfire)<br>R-Min Req 3 (EJ) | Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first-responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel. | New Capital Facilities Element policy to consider climate change in emergency services, as well as facilities.            |
|                       |                                                                                                                                                                                                                                                                         | <i>Suggested update to existing CF policy.</i>                                                                                           | CF-7.8.                     |                                                                                          | Considering adding resilience hub function to existing policy, or adding a new policy to address emergency functions of capital facilities.                                                                                                                             |                                                                                                                           |
| C ID: R.04            | Facilitate a green jobs pipeline for frontline communities. (High Priority)                                                                                                                                                                                             | <i>New proposed policy for Economic Development, revised from Commerce measure, based on Climate Team feedback for this to be broad.</i> | ED#                         | R-Min Req 3 (EJ)                                                                         | Coordinate with Skagit Valley College or other local and regional partners to promote awareness, education, and training for green job opportunities, particularly for lower-income, underemployed, and/or frontline communities.                                       | New Economic Development Element policy?<br><br>Aligns with a recommended by Western WA for Economic Development Element. |
| C ID: R.06            | Promote purchasing from local businesses to support economic development and reduce emissions associated with the transportation, production, and distribution of goods. (High Priority)                                                                                | <i>New proposed policy for Economic Development element, revised from Commerce measure</i>                                               | ED#                         | E-Min Req 2 (VMT)                                                                        | Promote local businesses by raising awareness of investments that are being made towards reducing emissions, increasing resilience and sustainability, and how supporting local business can help reduce impacts of climate change.                                     | New Economic Development Element policy?                                                                                  |
|                       |                                                                                                                                                                                                                                                                         |                                                                                                                                          | T-1.9                       | R-Min Req 1                                                                              | Add new bullet in this policy to coordinate with WSDOT on SLR and flood vulnerability.                                                                                                                                                                                  | Adding new bullet to Transportation Element policy                                                                        |
|                       |                                                                                                                                                                                                                                                                         |                                                                                                                                          |                             |                                                                                          |                                                                                                                                                                                                                                                                         |                                                                                                                           |

# Anacortes Comprehensive Plan Update

## Environment & Conservation Element Goals and Policies Tracker

**DRAFT** April 17, 2025

### Planning Commission Suggested Changes Version

The Planning Commission reviewed the 1<sup>st</sup> draft proposed amendments at their April 9, 2025 meeting. The Planning Commission suggested changes to the 1<sup>st</sup> draft, if any, are shown in the last column.

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### Introduction

This goals and policies tracker reviews the Environment & Conservation element of the 2016 Anacortes Comprehensive Plan in support of the 2025 periodic update.

Environment & Conservation Element

Goals and Policies

| Goal or Policy | 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 recommended updates to 1 <sup>st</sup> draft |
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| Goal EC-1      | <b>Environmental protection.</b> Serve as a leader in environmental stewardship of the natural environment for current and future generations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |
| Policy EC-1.1  | Recognize the inter-relationship of natural systems, people and the economy and promote integrated and interdisciplinary approaches for environmental planning and assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |
| Policy EC-1.2  | Work cooperatively with local, state, regional and federal governments and community organizations to protect and enhance the environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Work cooperatively with local, state, regional, <del>and</del> federal <a href="#">and tribal</a> governments and community organizations to protect and enhance the environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acknowledging tribal governments.                                                                                                                                                                                                                                                                                                                    |                                                                                    |
| Policy EC-1.3  | <p>Promote and lead public education and involvement programs to raise public awareness about and involvement in environmental issues, and advocate respect for the environment and demonstrate how individual actions and the cumulative effect of a community's actions can have significant effects on the environment.</p> <p>A. Establish and promote an ongoing volunteer program in and out of our schools aimed at educating residents and visitors with speakers, programs and written information. This program shall promote stewardship of Fidalgo Island and its surrounding waters.</p> <p>B. Develop and implement a program aimed specifically at reduction of litter and other nuisances.</p> <p>C. Support and encourage city and citizen involvement in local and national organizations and programs such as Tree City USA, Washington Department of Fish &amp; Wildlife's Backyard Wildlife Sanctuary Program, forest education programs, tree preservation, and shoreline stewardship programs.</p> <p>D. Promote public outreach activities aimed at encouraging water conservation and water recycling.</p> <p>E. Maintain a continually updated list of City, County and State planning, environmental and development documents at City Hall and the Anacortes Public Library for public review.</p> <p>F. Publish and make available information about programs to help private property owners maintain property in its historic or undeveloped state, such as tax benefits, the Nature Conservancy, Skagit Land Trust, City Historic</p> | <p>Promote and lead public education and involvement programs to raise public awareness about and involvement in environmental issues, and advocate respect for the environment and demonstrate how individual actions and the cumulative effect of a community's actions can have significant effects on the environment.</p> <p>A. Establish and promote-an ongoing volunteer program in and out of our schools aimed at educating residents and visitors with speakers, programs and written information. This program <del>shall</del> <a href="#">should</a> promote stewardship of Fidalgo Island and its surrounding waters.</p> <p>B. <del>Develop and implement a</del> <a href="#">Maintain regulations and</a> programs aimed specifically at reduction of litter and other nuisances.</p> <p>C. Support and encourage city and citizen involvement in local and national organizations and programs such as Tree City USA, Washington Department of Fish &amp; Wildlife's <del>Backyard Wildlife Sanctuary</del> <a href="#">Habitat at Home</a> Program, forest education programs, tree preservation, and shoreline stewardship programs.</p> <p>D. Promote public outreach activities aimed at encouraging water conservation and water recycling.</p> <p>E. <del>Maintain a continually updated list of</del> <a href="#">Enhance access to</a> City, County and State planning, environmental and development documents. <del>at City Hall and the Anacortes Public Library for public review.</del></p> <p>F. Publish and make available information about programs to help private property owners maintain property in its historic or undeveloped state, such as tax benefits, the Nature Conservancy, Skagit Land Trust, City Historic Preservation Board sellback and leaseback, property</p> | <p>Tone consistency.</p> <p>Updated to reflect that municipal code provisions and educational programs currently exist to implement this policy.</p> <p>Updated to current name of the program - "Habitat at Home".</p> <p>Updated to recognize availability of current documents, codes, and plans via the internet and other electronic means.</p> |                                                                                    |

| Goal or Policy    | 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 recommended updates to 1 <sup>st</sup> draft |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                   | Preservation Board sellback and leaseback, property donation, property exchange, cluster development, and transferrable development rights.<br><br>G. Implement the educational provisions of the Critical Areas Ordinance.          | donation, property exchange, cluster development, and transferrable development rights.<br><br><del>G. Implement the educational provisions of the Critical Areas Ordinance.</del>                                                                                                                                    | The adopted CAO does not contain specific educational provisions.                                                              |                                                                                    |
| Policy EC-1.4     | Actively work with local, regional, and state agencies and private entities, to acquire and preserve larger tracts of key open space lands in the region, including through such programs as transfer of development rights (TDR).   |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |                                                                                    |
| 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. |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |                                                                                    |
| Policy EC-1.6     | Provide opportunities for residents to have access to undeveloped natural areas where appropriate.                                                                                                                                   | <del>Continue to provide</del> <u>recreational access</u> opportunities for residents to undeveloped natural areas, <del>where appropriate,</del> <u>when feasible, via parks, trails, and access points. Consider impacts on public access when developing climate adaptation plans and implementing strategies.</u> | Updates for clarity and to integrate climate measure.                                                                          |                                                                                    |
| Policy EC-1.7     | Work cooperatively with Skagit County in development of land use plans and review of development proposals to identify and protect habitat networks and critical areas on an interjurisdictional basis.                              |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |                                                                                    |
| Policy EC-1.8     | Use the best available science to preserve or enhance the function and values of critical areas through regulations, programs, and incentives.                                                                                       | Use the best available science, <u>and consider future climate impacts,</u> to preserve or enhance the function and values of critical areas through regulations, programs, and incentives.                                                                                                                           | 'Best available' science should include climate change, but this makes it clear.                                               |                                                                                    |
| Policy EC-1.9     | Work with appropriate agencies and property owners to identify and facilitate the clean-up of contaminated sites.                                                                                                                    |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |                                                                                    |
| <b>Goal EC-2.</b> | <b>Marine waters and shorelines.</b> Preserve, protect, enhance and restore shoreline natural resources.                                                                                                                             | <del>Marine waters and shorelines.</del><br><u>Shoreline Resources.</u> Preserve, protect, enhance and restore shoreline natural resources.                                                                                                                                                                           | More accurate topic heading.                                                                                                   |                                                                                    |
| Policy EC-2.1     | Ensure that shoreline uses adhere to the goals and policies outlined in the City of Anacortes Shoreline Master Program (ASMP), including achievement of no net loss of shoreline ecological functions.                               | Ensure that shoreline uses <u>and modifications</u> adhere to the goals, <del>and</del> policies, <u>and regulations</u> outlined in the City of Anacortes Shoreline Master Program (ASMP), including achievement of no net loss of shoreline ecological functions.                                                   | Clarifications.<br>Keep this policy in EC element for cross reference to SMP for shoreline-related policies.                   |                                                                                    |
|                   |                                                                                                                                                                                                                                      | <u>New Policy:</u><br><u>Assess the sea level rise vulnerability of wetlands, aquatic vegetation, beaches and dunes, and other valuable natural assets and collaborate with landowners and partners to support adaptation.</u>                                                                                        | New climate measure;<br>Cross reference to Climate Element CE-4.2. Consider relocating to Shoreline Element during SMP update. |                                                                                    |

| Goal or Policy    | 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 recommended updates to 1 <sup>st</sup> draft                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy EC-2.2     | Encourage projects that restore, rehabilitate, and enhance shoreline resources.                                                                                                              | <del>Encourage projects that restore, rehabilitate, and enhance shoreline resources.</del>                                                                                                                                                                                                                                                                                                                                                                                 | Recommend removal of policies EC-2.2 through EC-2.6 from EC element.<br><br>Policies are duplicative of policies within the adopted <a href="#">2010 Anacortes Shoreline Master Program</a> , and <a href="#">pending amendments</a> thereto.<br><br>The goals and policies of the SMP are intended to be migrated to a new Shoreline Element of the Comprehensive Plan, so it is not necessary to repeat them within this Element. |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-2.3     | Identify unique and sensitive shoreline areas and actively work with partner agencies and private property owners to enhance, restore and achieve permanent protection.                      | <del>Identify unique and sensitive shoreline areas and actively work with partner agencies and private property owners to enhance, restore and achieve permanent protection.</del>                                                                                                                                                                                                                                                                                         | See note above.<br>Recommend removal of policy from EC element.                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-2.4     | Develop a recreational and wildlife corridor along the Guemes Channel with links to other natural areas including Anacortes Community Forest Lands (ACFL), Ship Harbor, and Washington Park. | <del>Develop a recreational and wildlife corridor along the Guemes Channel with links to other natural areas including Anacortes Community Forest Lands (ACFL), Ship Harbor, and Washington Park.</del>                                                                                                                                                                                                                                                                    | See note above.<br>Recommend removal of policy from EC element.                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-2.5     | Work to preserve and restore forage fish spawning areas as shown in the Fidalgo Bay Sub-Area Plan and its restoration element.                                                               | <del>Work to preserve and restore forage fish spawning areas as shown in the Fidalgo Bay Sub-Area Plan and its restoration element.</del>                                                                                                                                                                                                                                                                                                                                  | See note above.<br>Recommend removal of policy from EC element.                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-2.6     | Soft armoring of shorelines is generally preferred over riprap or hard armoring.                                                                                                             | <del>Soft armoring of shorelines is generally preferred over riprap or hard armoring.</del>                                                                                                                                                                                                                                                                                                                                                                                | See note above.<br>Recommend removal of policy from EC element.                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
| <b>Goal EC-3.</b> | <b>Natural Hazards.</b> Reduce exposure to landslides, tsunamis and earthquakes.                                                                                                             | <b>Natural Hazards.</b> Reduce exposure to <a href="#">the impacts of flooding, erosion, landslides, tsunamis and earthquakes, seismic events.</a>                                                                                                                                                                                                                                                                                                                         | Update goal to be more specific and include reference to more hazards.                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-3.1     | Protect, and where feasible, enhance or restore existing shoreline and other flood-prone areas.                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |
| Policy EC-3.2     | When development occurs within the 100-year floodplain, seek to minimize risk to people, property and the environment.                                                                       | <del>When</del> <a href="#">Plan for and regulate</a> development <del>occurs</del> within <a href="#">frequently flooded areas, including</a> the 100-year floodplain <a href="#">and coastal hazard areas, seek</a> to minimize risk to people, property and the environment. <a href="#">Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in frequently flooded areas management planning.</a> | Suggest expanding policy to include Climate planning in floodplain management.                                                                                                                                                                                                                                                                                                                                                      | When <del>Plan for and regulate</del> development <a href="#">occurs</a> within <a href="#">frequently flooded areas, including</a> the 100-year floodplain <a href="#">and coastal hazard areas, seek</a> to minimize risk to people, property and the environment. <a href="#">Consider climate change, including sea-level</a> |

| Goal or Policy | 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 recommended updates to 1 <sup>st</sup> draft                                                            |
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|                |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            | <a href="#">rise, extreme precipitation, increased winter streamflow, and other impacts, in frequently flooded areas management planning.</a> |
|                |                                                                                                                                                                                                                                                                                                                                                                | <a href="#">New Policy: Identify areas vulnerable to groundwater flooding and review and update regulations to reduce impacts.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Add new climate-related policy. Cross reference to Climate Element.                        |                                                                                                                                               |
| Policy EC-3.3  | Manage development in erosion hazard areas to minimize erosion.                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |                                                                                                                                               |
| Policy EC-3.4  | Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide prone areas.                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |                                                                                                                                               |
| Policy EC-3.5  | Support and promote seismic hazard preparedness efforts.                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |                                                                                                                                               |
| Policy EC-3.6  | Integrate regulatory standards such as buffers and setbacks with hazard avoidance measures.                                                                                                                                                                                                                                                                    | <del>Integrate regulatory standards such as buffers and setbacks with hazard avoidance measures.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Consolidated with EC-3.11, as both involve development regulations.                        |                                                                                                                                               |
| Policy EC-3.7  | Coordinate hazard vulnerability assessments with programs for purchase or preservation of open space.                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |                                                                                                                                               |
| Policy EC-3.8  | Update hazard mitigation and disaster plans a minimum of every five years as a joint effort with Skagit County in coordination with local agencies.                                                                                                                                                                                                            | Update hazard mitigation and disaster plans a minimum of every five years as a joint effort with Skagit County in coordination with local agencies <a href="#">and integrate findings from climate vulnerability and risk assessment.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Suggest expanding policy to include Climate-related work.                                  |                                                                                                                                               |
| Policy EC-3.9  | Coordinate related activities of City departments with the County, State, and Federal agencies.                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |                                                                                                                                               |
| Policy EC-3.10 | Continue to compile and revise mapping of vulnerable areas by using City, County, State, and Federal databases. As additional surveying and other data collection is produced for infrastructure improvements, integrate this information into the mapping system. Update mapped hazard designation based on “real world” information as it becomes available. | <del>Continue to compile and revise mapping of vulnerable areas by using City, County, State, and Federal databases. As additional surveying and other data collection is produced for infrastructure improvements, integrate this information into the mapping system. Update mapped hazard designation based on “real world” information as it becomes available.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consolidated with EC-3.12 as both address mapping of assets and hazards.                   |                                                                                                                                               |
| Policy EC-3.11 | Revise the Zoning, Subdivision, Critical areas regulations and the regulations portion of the Shoreline Master Program to incorporate hazard avoidance provisions and assure consistency of definitions and mapping.                                                                                                                                           | <del>Revise the Zoning, Subdivision, Critical areas</del> <a href="#">Maintain and update development</a> regulations <del>and the regulations portion of the Shoreline Master Program</del> to incorporate hazard avoidance provisions <del>and assure consistency of definitions and mapping including:</del> <ul style="list-style-type: none"> <li><a href="#">Review required buffers and setbacks for steep slopes and shorelines vulnerable to erosion, and establish new minimums, if necessary, so improvements are not required to protect structures during their expected life.</a></li> <li><a href="#">Monitor existing regulations for elevating or setting back new and substantially improved structures to reduce the risk of damage caused by sea level rise, and to protect coastal ecosystems.</a></li> </ul> | Consolidated with EC-3.6 as both involve maintaining and updating development regulations. |                                                                                                                                               |

| Goal or Policy    | 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 recommended updates to 1 <sup>st</sup> draft |
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| Policy EC-3.12    | Continue to update and maintain the City's GIS database inventory of city infrastructure.                                                                                                                                                                                                                           | Continue to update and maintain the City's GIS <a href="#">mapping and</a> database inventory <del>of</del> <a href="#">with</a> city infrastructure, <a href="#">critical areas, hazards, and other data as new information becomes available.</a>                                                                                                                                                                                              | Consolidated with EC-3.10, as both address mapping. |                                                                                    |
| Policy EC-3.13    | Support public outreach programs to encourage public awareness of potential natural hazards and emergency procedures that are in place, including places of refuge and emergency contact information. Educate people in disaster survival strategies.                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| <b>Goal EC-4.</b> | <b>Water Quality.</b> Protect and enhance water quality.                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.1     | Work with neighboring jurisdictions, citizens and other partners to maintain and restore natural hydrological functions on a drainage basin level through providing education on and incorporating requirements that encourage Low Impact Development Techniques to facilitate mimicking the natural site drainage. |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.2     | Promote the sustainable use of water resources, including conservation efforts.                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.3     | Reduce pollution of surface and ground water resources through regulations, programs, and public education.                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.4     | Conduct regular inspections and maintenance of City sewer and stormwater infrastructure according to public works policies to minimize negative impacts to surface and groundwater.                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.5     | Review new and redevelopment to utilize stormwater best management practices, such as Low Impact Development and other natural drainage techniques.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.6     | Strive to minimize impervious surfaces in the City.                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.7     | Require the proper use and maintenance of existing on-site septic systems and require connection to sanitary sewer system whenever possible.                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.8     | Protect and preserve areas that are critical for aquifer recharge, such as wetlands, streams, and water bodies.                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-4.9     | Strive for "no net loss" of wetland acreage, function and value within each drainage basin over the long term.                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| <b>Goal EC-5.</b> | <b>Fish &amp; Wildlife.</b> Protect and enhance fish and wildlife habitat.                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-5.1     | Identify, plan for and preserve habitat areas, including wildlife corridors and areas with healthy native ecosystems, through development regulations and as part of the Parks and Recreation and ACFL Comprehensive Plans and Open Space Connectivity Map.                                                         | Identify, plan for, and preserve habitat areas, including wildlife corridors and areas with healthy native ecosystems, through development regulations and as part of the Parks and Recreation and ACFL Comprehensive Plans and Open Space Connectivity Map. <a href="#">Protect these natural assets in perpetuity to enhance ecological connectivity, support biodiversity, and contribute to community resilience against climate change.</a> | Added section based on WDFW comments.               |                                                                                    |
| Policy EC-5.2     | Participate in regional species protection efforts, including salmon habitat protection and restoration.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |
| Policy EC-5.3     | Encourage the removal of invasive species and the replanting of natural vegetation.                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                     |                                                                                    |

| Goal or Policy    | 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 recommended updates to 1 <sup>st</sup> draft     |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Policy EC-5.4     | With the exception of habitat improvements, stream alterations should only occur when absolutely necessary and should minimize adverse impacts to aquatic life.                                                                                                            |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-5.5     | Encourage residents and businesses to install and maintain landscaping that includes native plants and provides year-round habitat for birds and other wildlife.                                                                                                           |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-5.6     | Encourage the use of buffers between new development and the Anacortes Community Forest Lands that reflect the nature of the existing vegetation, sensitivity of the habitat, and the type and intensity of human activity proposed to be conducted nearby.                |                                                                                                                                                                                           |                                                                          |                                                                                        |
| <b>Goal EC-6.</b> | <b>Surface water.</b> Maintain or improve the functional integrity of watercourses, wetlands, bodies of water and their shores.                                                                                                                                            |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-6.1     | Streams and wetlands should be examined in a basin-wide approach before adjustments to the system are considered.                                                                                                                                                          |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-6.2     | Streams and wetlands should be maintained in their existing natural condition, or restored where appropriate.                                                                                                                                                              |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-6.3     | Significant fills and excavations, which by their nature affect both surface and groundwater dynamics and habitat, shall be allowed only by permit process.                                                                                                                |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-6.4     | Inventory all significant drainage patterns and make this information available to City planners and residents.                                                                                                                                                            |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-6.5     | Place appropriate restrictions on land surface modifications that would cause unnecessary landscape scarring, hydrology modifications, erosion, or undermining of support of nearby land, including, but not limited to, dredging, filling, clearing, paving, and grading. |                                                                                                                                                                                           |                                                                          |                                                                                        |
|                   |                                                                                                                                                                                                                                                                            | <a href="#">New Policy:</a><br><a href="#">Identify, protect and restore watershed-scale processes to maximize the ecological benefits and climate resilience of riparian ecosystems.</a> | Suggest new climate-related policy.                                      | There is very similar language in draft Climate Element, only include in one location. |
| <b>Goal EC-7.</b> | Recognize the importance of mature trees as an integral part of the ecology and heritage of the city.                                                                                                                                                                      | <a href="#">Trees.</a> Recognize the importance of mature trees as an integral part of the ecology and heritage of the city.                                                              | Add topic heading for consistency.                                       |                                                                                        |
| Policy EC-7.1     | Retention and protection of mature trees should be an essential consideration in project development and building plans.                                                                                                                                                   |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-7.2     | Develop regulations which encourage tree retention and provide regulatory penalties for unauthorized tree removal.                                                                                                                                                         |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-7.3     | Consider development of a permitting process to consider requests for removal of trees.                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-7.4     | Educate people in the value of planting and retaining trees.                                                                                                                                                                                                               |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-7.5     | Maintain and enhance a street tree maintenance program on arterial streets and City-owned trees.                                                                                                                                                                           |                                                                                                                                                                                           |                                                                          |                                                                                        |
| Policy EC-7.6     | Where on-site tree retention or planting is not feasible, consider allowing off-site options for planting and restoration in order to meet tree retention requirements and achieve tree canopy coverage.                                                                   |                                                                                                                                                                                           |                                                                          |                                                                                        |
| <b>Goal EC-8.</b> | <b>Sustainability.</b> Increase the sustainability and efficiency of building practices in Anacortes.                                                                                                                                                                      | <del><b>Sustainability.</b> Increase the sustainability and efficiency of building practices in Anacortes.</del>                                                                          | Remove goal from C&E element and relocate/revise in the Climate element. |                                                                                        |

| Goal or Policy    | 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 recommended updates to 1 <sup>st</sup> draft |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Policy EC-8.1     | Energy conservation shall be a goal in the design or remodeling of commercial, public and residential buildings.                                                                                                              | <del>Energy conservation shall be a goal in the design or remodeling of commercial, public and residential buildings.</del>                                                                                                              | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.2     | Encourage building and site designs that consider solar access of adjacent properties and that best offer opportunities for maximum use of southern exposures and the use of natural climate conditions.                      | <del>Encourage building and site designs that consider solar access of adjacent properties and that best offer opportunities for maximum use of southern exposures and the use of natural climate conditions.</del>                      | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.3     | Promote the use of environmentally friendly construction practices, such as those specified under certification systems such as Leadership in Energy and Environmental Design (LEED).                                         | <del>Promote the use of environmentally friendly construction practices, such as those specified under certification systems such as Leadership in Energy and Environmental Design (LEED).</del>                                         | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.4     | Develop incentives for construction or remodeling of structures to utilize state of the art energy conservation techniques (including, but not limited to, insulation, passive energy design, co-generation).                 | <del>Develop incentives for construction or remodeling of structures to utilize state of the art energy conservation techniques (including, but not limited to, insulation, passive energy design, co-generation).</del>                 | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.5     | Encourage projects that utilize green energy strategies and innovative approaches to conserving resources by providing incentives such as flexibility in meeting regulatory requirements.                                     | <del>Encourage projects that utilize green energy strategies and innovative approaches to conserving resources by providing incentives such as flexibility in meeting regulatory requirements.</del>                                     | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.6     | Promote sustainable building and site management and maintenance practices.                                                                                                                                                   | <del>Promote sustainable building and site management and maintenance practices.</del>                                                                                                                                                   | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.7     | Encourage conversion of existing low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.                                                                   | <del>Encourage conversion of existing low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.</del>                                                                   | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.8.    | Encourage the creation of an energy conservation microloan program in partnership with other agencies.                                                                                                                        | <del>Encourage the creation of an energy conservation microloan program in partnership with other agencies.</del>                                                                                                                        | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.9     | Work with Puget Sound Energy to encourage conservation in street lighting and other public and private uses and support programs that encourage renewable energy production.                                                  | <del>Work with Puget Sound Energy to encourage conservation in street lighting and other public and private uses and support programs that encourage renewable energy production.</del>                                                  | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.10    | Become a leader in innovative energy efficiency and reduction strategies through support and implementation of programs such as the City of Anacortes Community Energy Plan.                                                  | <del>Become a leader in innovative energy efficiency and reduction strategies through support and implementation of programs such as the City of Anacortes Community Energy Plan.</del>                                                  | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.11    | Where consistent with the desired character and intensity of the zone, encourage renovation and adaptive re-use of existing buildings as a strategy to reduce waste and the need to expend energy in producing new materials. | <del>Where consistent with the desired character and intensity of the zone, encourage renovation and adaptive re-use of existing buildings as a strategy to reduce waste and the need to expend energy in producing new materials.</del> | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| Policy EC-8.12    | Consider developing a sustainable energy task force to develop a strategic plan to assist in meeting City energy reduction goals.                                                                                             | <del>Consider developing a sustainable energy task force to develop a strategic plan to assist in meeting City energy reduction goals.</del>                                                                                             | Remove policy from C&E element and relocate/revise in the Climate element. |                                                                                    |
| <b>Goal EC-9.</b> | <b>Air quality.</b>                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |                                                                            |                                                                                    |
| Policy EC-9.1     | Promote compliance with federal and state air pollution control laws and improvements to regional air quality in cooperation with the Northwest Clean Air Agency.                                                             |                                                                                                                                                                                                                                          |                                                                            |                                                                                    |

| Goal or Policy     | 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 recommended updates to 1 <sup>st</sup> draft |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Policy EC-9.2      | Maintain high air quality through land use and transportation planning and management.                                                                                                                                                                                          |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-9.3      | Reduce the amount of airborne particulates through a street sweeping program, dust abatement on construction sites, covered loads of hauled materials, and other methods to reduce dust sources.                                                                                |                                                                                                                                                            |                                                                          |                                                                                    |
| <b>Goal EC-10.</b> | <b>Noise.</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-10.1     | Maintain noise regulations to limit noise to levels that protect the public health and that allow residential, commercial, industrial and manufacturing areas to be used for their intended purposes.                                                                           |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-10.2     | Adopt provisions to help ensure that mixed-use developments are designed and operated to minimize noise impacts. Measures may include provisions controlling uses, design and construction measures, and timing requirements.                                                   |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-10.3     | Require buffering or other noise reduction and mitigation measures to reduce noise impacts from Commercial and Industrial zones on residential zones.                                                                                                                           |                                                                                                                                                            |                                                                          |                                                                                    |
| <b>Goal EC-11.</b> | <b>Light Pollution.</b> Reduce light pollution.                                                                                                                                                                                                                                 |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-11.1     | Minimize and manage ambient light levels to protect the integrity of ecological systems and public health without compromising safety and cultural expression.                                                                                                                  |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-11.2     | Design and construct night lighting to minimize glare and to avoid light spillover onto nearby properties.                                                                                                                                                                      |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-11.3     | Minimize overhead lighting that would shine on the water surface of the City's shorelines or streams. Encourage the use of pedestrian level or shaded lighting when providing lighting along the Tommy Thompson and Guemes Channel trail.                                       |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-11.4     | Establish design standards and other regulations, where appropriate, that employ "dark skies" approaches.                                                                                                                                                                       |                                                                                                                                                            |                                                                          |                                                                                    |
| <b>Goal EC-12.</b> | <b>Food security.</b> Promote a resilient local food system.                                                                                                                                                                                                                    |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-12.1     | Support efforts to identify food vulnerabilities and formulate strategies to increase food resilience.                                                                                                                                                                          |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-12.2     | Support community workshops, educational programs, and local farmers markets that encourage local food production.                                                                                                                                                              |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-12.3     | Promote increased access to locally-grown foods by providing space for community gardens, encouraging growing food in backyard gardens, and encouraging the location of fresh food markets and community gardens in close proximity to multifamily uses and transit facilities. |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-12.4     | Support a local food system that includes a diversity of food sources, encourages consumption of local, healthy foods with a low carbon footprint, minimizes adverse impacts to eco-systems, and minimizes food waste.                                                          |                                                                                                                                                            |                                                                          |                                                                                    |
| Policy EC-12.5     | Support development of infrastructure for processing and storing food.                                                                                                                                                                                                          |                                                                                                                                                            |                                                                          |                                                                                    |
| <b>Goal EC-13.</b> | <b>Climate Change.</b> Anacortes should be a regional leader in mitigating and adapting to climate change.                                                                                                                                                                      | <del>Climate Change. Anacortes should be a regional leader in mitigating and adapting to climate change.</del>                                             | Remove goal from C&E element and relocate/revise in the Climate element. |                                                                                    |

| Goal or Policy | 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 recommended updates to 1 <sup>st</sup> draft |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Policy EC-13.1 | Support local community and multi-jurisdictional efforts to raise awareness, address impacts of, and develop solutions to the challenges of climate change.                                                                                  | <del>Support local community and multi-jurisdictional efforts to raise awareness, address impacts of, and develop solutions to the challenges of climate change.</del>                                                                                  | Remove policy from C&E element and relocate/revise in the Climate element.                                          |                                                                                    |
| Policy EC-13.2 | Consider a multi-pronged approach to climate change adaptation and mitigation, including support for energy efficiency (Anacortes Community Energy Plan), promotion of “green energy”, vehicle trip reduction, and environmental protection. | <del>Consider a multi-pronged approach to climate change adaptation and mitigation, including support for energy efficiency (Anacortes Community Energy Plan), promotion of “green energy”, vehicle trip reduction, and environmental protection.</del> | Remove policy for C&E element and include as Guiding Principle in the Climate element.                              |                                                                                    |
| Policy EC-13.3 | Advocate for administrative practices, land use patterns, transportation systems, and building practices that will reduce greenhouse gas emissions.                                                                                          | <del>Advocate for administrative practices, land use patterns, transportation systems, and building practices that will reduce greenhouse gas emissions.</del>                                                                                          | Remove policy from the C&E element and replace with more specific policies in the Climate element.                  |                                                                                    |
| Policy EC-13.4 | Initial efforts to identify potential local climate change impacts on built, natural and human systems and conduct a vulnerability assessment.                                                                                               | <del>Initial efforts to identify potential local climate change impacts on built, natural and human systems and conduct a vulnerability assessment.</del>                                                                                               | Remove policy from C&E element replace with more specific policies in the Climate element.                          |                                                                                    |
| Policy EC-13.5 | Recognize that the information surrounding climate change is constantly evolving and track the best available science to use for planning purposes.                                                                                          | <del>Recognize that the information surrounding climate change is constantly evolving and track the best available science to use for planning purposes.</del>                                                                                          | Remove policy from the C&E element and include as Guiding Principle in the climate element, as well as noted above. |                                                                                    |
| Policy EC-13.6 | Consider climate change impacts, including sea level rise, when conducting review of proposed land use and transportation actions and programs.                                                                                              | <del>Consider climate change impacts, including sea level rise, when conducting review of proposed land use and transportation actions and programs.</del>                                                                                              | Remove policy from C&E element replace with more specific policies in the Climate element.                          |                                                                                    |

Public Comments Received  
4/3/25 - 4/17/25 2:30pm

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## Libby Grage

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**From:** Ian Munce <ianmunce@gmail.com>  
**Sent:** Thursday, April 10, 2025 1:26 PM  
**To:** Libby Grage  
**Subject:** Climate Goals and Policies April 3, 2025 Draft (Draft #2)-April 23 2025 public hearing comments

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Dear Planning Commissioners,

### Introduction

While I am in support of the general direction taken in the above referenced Draft #2, I have major concerns relating to the as yet certain unexplained changes from the February 19, 2025 Draft, Draft #1. There is no readily available track change comparison and so some of my comments about the changes may show that an important proposed policy from Draft #1 is simply covered somewhere else in Draft #2 and I have not caught it.

I submit that on such an important element as Climate Change Adaptation the changes between the two need to be carefully considered and the process that led to these changes carefully described. On this latter point, I am of the opinion that the public is entitled to know if Planning Commissioners and/or Mayor and City Council-members had any involvement on these changes.

### CE-1

In Draft #2 Policy CE-1.1, why have the objectives of “equity” and “resilience” been dropped? These are important and fundamental objectives and need to be retained.

In Draft #2 Policy CE-1.1(a), the clear directive that the City’s “Develop climate change related plans and implementation strategies that align with the Guiding Principles of the Climate Element” has been watered down to “Continue to align with the Guiding Principles of the Climate Element”. One would expect that this action was taken because the draft 2025 draft stormwater plan currently lacks much if any climate considerations and issuance of the 2025 draft sewer plan is months/years behind schedule. The Draft #1 language is what the Growth Management Act and Best Available Science mandate.

In Draft #2, add as Policy CE-1.3 the following language from Draft #1 CE-1.5: “Develop a Climate Action Strategy...” and expand it to read “Develop and implement a Climate Action Strategy”. The existential crisis that is climate change demands not just policies but also implementation of a carefully thought out action strategy that addresses all City related activities.

In Draft #2, add as Policy CE-1.4 the following language from Draft #1 CE-1.6: “Continue to monitor and periodically update analytic tools that support the Climate Element to ensure that the analysis reflects the Best Available Science, up-to-date community information, and emerging priorities. Analysis should be updated with each comprehensive plan update, at a minimum. When feasible, interim updates that align with related regulation changes (i.e. Shoreline Master Plan updates, critical area updates, etc) may

be helpful”. Monitoring and adaptive management are of critical importance to confront the climate change crisis.

In Draft #2, add as Policy CE-1.5 the following language from Draft #1 CE-1.7: “Coordinate with PSE and other regional partners to develop public-private partnerships to seek funding sources to accelerate clean energy projects”. This is the type of initiative that properly represents the leadership goal embraced by CE-1.

#### **CE-4**

In Draft #2, add as policy CE-4.5 the following language from Draft #1 CE-4 1.2: “Identify areas vulnerable to groundwater flooding and review and update regulations to reduce impacts”. The Draft 2025 Stormwater Plan currently does not address this issue and should be required by the Climate Element and the GMA to do so.

In Draft #2, add as policy CE-4.6 the following language from Draft #1 CE-4 2.5: “Identify, plan for, and preserve habitat areas, including wildlife corridors and areas with healthy native ecosystems, through development regulations. Protect these natural assets in perpetuity to enhance ecological connectivity, support biodiversity, and contribute to community resilience against climate change”. This policy will provide appropriate climate adaptation guidance to critical area ordinance updates.

Thank you for this opportunity to comment.

Ian Munce  
1711 Quail Drive

## Libby Grage

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**From:** Ian Munce <ianmunce@gmail.com>  
**Sent:** Thursday, April 10, 2025 6:11 PM  
**To:** Libby Grage  
**Subject:** Environment & Conservation Proposed Changes to the Goals and Policies April 3, 2025 Draft-April 23 2025 public hearing comments

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Dear Planning Commissioners,

I submit the following comments for your consideration:

### **Policy EC 1.3(A)**

It is totally at odds with the GMA to go from the mandatory “shall” verb to “should” as this implies that contrary to the Comprehensive Plan and its goals and policies that stewardship is somehow optional.

### **Policy EC-1.3(G)**

The scheduled update to the CAO needs to mandate that the City’s shall make best efforts to notify everyone affected by first class mail of the CAO opportunities and standards and what they can and cannot do with their property, together with the serious penalties and opportunity costs associated with non-compliance. The current language “Implement the educational provisions of the Critical Areas Ordinance” needs to be retained. It is time to move beyond ‘give me a break, I didn’t know’.

### **Policies EC-2.3 to 2.6**

Given that the 2010 Shoreline Master Plan update is years behind schedule, these 2016 policies need to be retained until a new Shoreline Master Plan Program is developed and adopted.

Thank you for this opportunity to comment.

Ian Munce  
1711 Quail Drive

## Libby Grage

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**From:** Ian Munce <ianmunce@gmail.com>  
**Sent:** Monday, April 14, 2025 12:51 PM  
**To:** Libby Grage  
**Cc:** Valerie Smith; Ryan Walters; Matt Miller; City Council; Ian Munce  
**Subject:** Fwd: Correct Procedural Errors Please-Comments for the April 23, 2025 Climate Change Public Hearing and the Public Comment webpage  
**Attachments:** Attachment A-Commerce Direction.pdf; Attachment B-Walters.pdf

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

**From:** Ian Munce <ianmunce@gmail.com>

**Subject: Correct Procedural Errors Please-Comments for the April 23, 2025 Climate Change Public Hearing and the Public Comment webpage**

**Date:** April 14, 2025 at 8:00:45 AM PDT

**To:** Ian Munce <ianmunce@gmail.com>

Dear Planning Commissioners

I reach out once again to request formal consideration of the 11 Comprehensive Plan Amendments that I submitted to you, along with those submitted by others. I do so because no one from the City has reached out to me on this and your published schedule does not appear to have any time scheduled for this. For the reasons set forth below, I submit that unless you properly address citizen proposals before issuing the first draft of the 2025 Comprehensive Plan you will be acting in violation of the mandatory public participation requirements of the Growth Management Act (GMA).

If you are excluding consideration of citizen proposals based on advice from City leadership, you might request written opinions on this from the City Attorney and City Planning Director. As I have previously pointed out, if an appeal body was to find that the City had acted improperly then the remedy would most likely be to start over at the beginning and invite citizens Comprehensive Plan (CP) Amendments without a \$3,000 fee for each amendment proposal.

### **Error #1**

It is understandable that a Comprehensive Plan Map amendment requested by a private party might incur a \$3,000 fee as part of the mandatory Annual Development CP Amendment consideration process. However, in order to ensure community buy-in and support citizen proposals should to be considered without a fee. This is simply good public policy and one supported by the current CP policies as to transparency and accountability

### **Error #2**

The mandatory CP ten year comprehensive review is a different matter. I submit that the GMA's requirement for 'early and continuous public participation' mandates that citizen amendment proposals are not discouraged by a \$3,000 fee for each proposal. In my case,

if I had submitted the 11 CP Amendment proposals that I later filed with the Planning Commission this would have amounted to a \$33,000 fee. Simply ridiculous.

There seems to be an underlying theme that somehow the State Department of Commerce in funding part of the City's ten year CP update has somehow endorsed the City's fee structure. This is patently and demonstrably wrong. The attached email from Commerce (Attachment A) refutes the notion that the City has Commerce's endorsement for an entirely fee based process and plainly states that as to the ten year CP Update that a fee is not to be required.

### **Error #3**

I agree that it is entirely appropriate to combine the 2024/25 annual amendment process with the ten year CP update, but consider it not just disingenuous to import the fee structure from the Annual Amendment Process into the ten year comprehensive review of the CP but a deliberate attempt to exclude active public participation.

### **Error #4**

When I raised these issues in a timely manner with Council-member Walters, I received the attached email (Attachment B), a communication that raises two separate issues. First, is his assertion that he was opposed to the \$3,000 fee structure but other Council members decided otherwise. However, I can find no record of these actions and there would need to be a record of this to avoid a violation of the State Open Meetings Act. Second, the notion that a citizen would need to have a City Council-member sponsor consideration of one, but only one, CP amendment in order to avoid a \$3,000 fee is ridiculous overreach.

### **Error #5**

I submit that the use of a three member City Council Planning Subcommittee to make recommendations both on both procedure and substance is a straightforward violation of the Open Meetings Act. I have determined through a public records request that this Subcommittee's regular meetings lack an agenda, recording, and minutes. A member occasionally 'reports' selective items discussed at their meetings to the full City Council but these reports are usually brief, selective, and without written support. Additionally, the City Council Planning Committee considers the delegation of authority to it from the City Council sufficient for it to be empowered to make direct recommendations to the Planning Commission.

### **Error 6**

For the City leadership to attempt to limit the Planning Commissions responsibilities and authority to those set forth in RCW Title 35, when many years ago the City chose to operate under RCW Title 35A and not RCW Title 35, is plain error. I have not identified any legal argument that would support the City using RCW Title 35. All that I can find to support such action(s) is a verbal representation to the Planning Commission from the Planning Director that the City Attorney was on-board with using RCW Title 35. The use of RCW Title 35, rather than RCW 35A, to develop the 2025 CP Update improperly restricts the level of public participation and Planning Commission responsibilities. More specifically, using Title 35 rather than Title 35A severely limits the independent role of the Planning

Commission and places the Planning Commission in a role of just taking on assignments (and recommendations) from the City Council and City Council Planning Sub-Committee.

### **Error 7**

The 2025 Stormwater Plan and the 2025 Sewer Plan were scheduled to be complete by the end of 2024 in order to serve as valuable inputs to the 2025 CP Update and the environmental review associated with the June 2025 First Draft of the proposed CP. There is a Draft 2025 Stormwater Plan but this plan currently fails to address how the City will manage stormwater in a manner that advances long established CP policies, fails to develop and fund an action plan to prevent projected urban flooding, and fails to address what practices need to be modified to address the policies of the new Climate Element to the CP. Further, there is no associated environmental review (SEPA), just as there is no environmental review of the so called Housing Action Plan. It is error to move forward with a June 2025 issuance of a First Draft 2025 CP when the basic GMA mandate that a Comprehensive Plan be internally consistent is simply unachievable within this timeframe.

As to the Sewer Plan, no draft is currently available. Yet, the current, 2014 Sewer Plan concluded that the plant's hydraulic capacity would be reached just about now unless control of large scale stormwater infiltration was achieved and/or additional large scale hydraulic storage was added. As the both the Stormwater and Sewer plans are not substantively complete and no public review processes have even been identified, it may be that the City has acted prematurely in accepting that 4,000 or so more people can be accommodated within the City by 2045. The capital costs of achieving mandatory concurrency may well simply be beyond reach and if this were to be the case then the GMA requires that countywide population allocations be adjusted accordingly. Again, the basic GMA requirement that a comprehensive plan be internally consistent is not even close to being complete.

### **Conclusion**

Plainly put, I have laid out procedural errors that put the City at risk of being required to restart the CP Update process from the very beginning. I raise these issues now while there is opportunity for City leadership to take corrective action. I have the professional experience to allow me to state that with the right level of effort the December 2025 completion date is still achievable and that without it being taken now it will not be achievable. Thank you.

Sincerely

Ian Munce, JD, AICP  
1711 Quail Drive

# ATTACHMENT A

From: **Smith, Valerie (COM)** [valerie.smith@commerce.wa.gov](mailto:valerie.smith@commerce.wa.gov)  
Subject: RE: Formal Protest at citizens being excluded from Submitting  
Recommendations for Comprehensive Plan Amendments-July 1, 2024  
Citizen Comments  
Date: Jun 26, 2024 at 9:20:31AM  
To: Ian Munce [ianmunce@gmail.com](mailto:ianmunce@gmail.com)  
Cc: Long, Lexine (COM) [lexine.long@commerce.wa.gov](mailto:lexine.long@commerce.wa.gov), Holman, Carol  
(COM) [carol.holman@commerce.wa.gov](mailto:carol.holman@commerce.wa.gov)

That is not my understanding of the city's process.

If you are proposing a site specific map amendment, you would need to go through the process for the annual amendment, and pay the fee.

Otherwise, participation, recommendations, requests, and/or public comments will be reviewed consistent with the Public Participation Plan, **with no fee required.**

Thank you,  
Valerie

**Valerie Smith, AICP** | DEPUTY MANAGING DIRECTOR  
Growth Management Services | Washington State Department of Commerce  
Olympia, WA

Phone: [360-259-0487](tel:360-259-0487)



[www.commerce.wa.gov](http://www.commerce.wa.gov) | [Facebook](#) | [LinkedIn](#) | [Subscribe](#)

*Email communications with state employees are public records and may be subject to disclosure pursuant to Ch. 42.56 RCW*

**From:** Ian Munce <[ianmunce@gmail.com](mailto:ianmunce@gmail.com)>  
**Sent:** Wednesday, June 26, 2024 9:17 AM  
**To:** Smith, Valerie (COM) <[valerie.smith@commerce.wa.gov](mailto:valerie.smith@commerce.wa.gov)>  
**Subject:** Re: Formal Protest at citizens being excluded from Submitting Recommendations for Comprehensive Plan Amendments-July 1, 2024 Citizen Comments

External Email

Valerie

# ATTACHMENT B

From: Ian Munce [ianmunce@gmail.com](mailto:ianmunce@gmail.com)

Subject: Fwd: ATTACHMENT B - Formal Protest at citizens being excluded from  
Submitting Recommendations for Comprehensive Plan Amendments-  
July 1, 2024 Citizen Comments

Date: Apr 13, 2025 at 3:59:17 PM

To: Ian Munce [ianmunce@gmail.com](mailto:ianmunce@gmail.com)

On Jun 28, 2024, at 2:44 PM, Ryan Walters <[ryanw@cityofanacortes.org](mailto:ryanw@cityofanacortes.org)> wrote:  
Ian,

I agree it's undesirable to require such an exorbitant fee for members of the public to submit policy amendments. I've raised this objection with other councilmembers and planning staff.

Staff tell me that councilmembers are not subject to the fee. If you want, send me your completed application form and I'll take a look. I certainly don't promise to advocate for it, but could help get it into the hopper.

Docketing is a process laid out in our code, envisioned by GMA, and it's very standard among jurisdictions. I don't advocate any changes to that, and don't think it's a problem.

**Ryan Walters**, JD, AICP

Anacortes City Councilmember, Ward 1

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## Libby Grage

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**From:** James Sullivan <jamess@MadronaRealEstate.com>  
**Sent:** Monday, April 14, 2025 2:31 PM  
**To:** Comp Plan  
**Cc:** Libby Grage; Brad Augustine  
**Subject:** Anacortes Comp Plan comment  
**Attachments:** Proposed Comp Plan Language for Height Bonus - AMC 19.42.050(C)\_4.14.25.pdf

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

To Whom It May Concern,

Please find attached comments regarding language in the City of Anacortes Comp Plan pertaining to the multifamily R4 height bonus (AMC 19.42.050 (C)).

If you have any questions, please let me know.

Thank you.

Sincerely,  
James Sullivan

**James Sullivan | Director of Development**  
**Madrona Real Estate Services, LLC**  
1320 East Pike Street | Seattle, WA | 98122  
Direct: 206.538.2951 | Office: 206.623.7662  
[JamesS@MadronaRealEstate.com](mailto:JamesS@MadronaRealEstate.com) | [MadronaRealEstate.com](http://MadronaRealEstate.com)

## **Proposed Comp Plan Language – City of Anacortes**

**(Submitted by Madrona Real Estate Services, LLC (4/14/25))**

I reviewed the Comp Plan language concerning increasing the unit size from 600 sf to 650 sf to receive a 10-foot height bonus in the city's R4 zone. I don't think characterizing this change using the following language is very accurate "allows for slightly more storage space". By adding 50 sf to a 600 sf unit you are "slightly" increasing the size of the unit (8.3% increase). By adding 50 sf of storage space in a 600 sf unit you are materially increasing storage space in the unit. Assuming 28" deep closets, we would be able to add 21 lineal feet of closet space to each unit. This change would more than double the amount of closet space we have at Fidalgo Flats. Given this situation, can you please change the language to say something like "this change creates an adequate amount of storage and closet space for tenants".

Most of our bedrooms at Fidalgo Flats don't have enough space to accommodate a dresser. Regarding closets we have one small bedroom closet and one small coat closet (1-bedroom units). Our laundry areas don't even have enough room to store detergent. Adding 50 sf to our units would be a huge improvement, allowing tenants to put a dresser in their bedroom and giving them 1 or 2 additional closets.

The new Anacortes Comp Plan requires the city to take action to reduce greenhouse gas emissions locally. Mandating a 600 sf average unit size for 50% of the apartments in new buildings is contradictory to this goal. At Fidalgo Flats, 50% of our units average 600 sf. Based on our experience operating the building over the last 3 years we've concluded that smaller units work best for tenants who want to rent for a relatively short period of time then move on (1-2 years). Most people who want to stay in one place for a longer period need more space. Consequently 52% of the tenants at Fidalgo Flats have some form of offsite storage. To access offsite storage a tenant must get in a car and travel to and from the storage space on a regular basis, thereby increasing the amount of greenhouse gases being generated.

Since Anacortes does not allow development of new self-storage facilities in the core part of the city, many self-storage facilities are clustered along highway 20 on the east side of town. Traveling to the closest facility in this area from Fidalgo Flats requires an 8-mile round trip drive. This is contradictory to reducing greenhouse gas emissions locally. If developers are allowed to build slightly larger units with more storage and receive the 10-foot height bonus, they can at least partially mitigate this issue by reducing the need for additional offsite storage.



**Notice of  
Document Availability, Written Comment Period,  
and Public Hearing**

**Publish Date:** April 9, 2025

**Proposal Name:** City of Anacortes 2025 Comprehensive Plan Update –

- Draft goals and policies for the new **Climate Element**
- Draft amendments to goals and policies for the **Environment & Conservation Element**

**Documents Available At:** <https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update>  
or  
[www.planacortes.org](http://www.planacortes.org)



**Public Hearing Date:** **Wednesday, April 23, 2025 at 6:00 PM**

**Public Hearing Body:** Anacortes Planning Commission  
City Hall Council Chambers  
904 6<sup>th</sup> Street, Anacortes, WA 98221

**Written Comments Due By:** **April 23, 2025 at 3:00 PM**

**Contact Person:** Libby Grage, Planning Manager  
[CompPlan@anacorteswa.gov](mailto:CompPlan@anacorteswa.gov); 360-299-1986

**Proposal Description(s):**

The City of Anacortes is conducting a periodic update of its Comprehensive Plan consistent with the requirements of the Growth Management Act. The update must be completed by Dec. 31, 2025.

The City is using a 2-phase public review process:

- The current phase (1<sup>st</sup> phase) includes public review and comment opportunities on preliminary draft amendment proposals for each Comprehensive Plan element. Public

comment will continue to be received throughout both phases of the Comp Plan update. The comment deadline stated above is for the following currently available documents (available on [www.planacortes.org](http://www.planacortes.org) for review and comment):

- Draft goals and policies for the new Climate Element
  - Draft amendments to the goals and policies for the Environment & Conservation Element
- The 2<sup>nd</sup> phase of the public review process is scheduled for spring or summer of 2025 and will include feedback gathered during the 1<sup>st</sup> phase to inform the development of a full, cohesive draft updated Comprehensive Plan that includes required updates to all elements, integration of the new Climate Element goals and policies, and associated supporting background and environmental information. The complete draft updated Comprehensive Plan will undergo environmental review and be published for additional public review and comment, including Planning Commission public hearing or hearings, deliberations, and recommendation to City Council. City Council will then conduct its review and adoption process.

## How to Comment

**Email comments** are preferred and may be sent to [CompPlan@anacorteswa.gov](mailto:CompPlan@anacorteswa.gov).

**Paper comments may be mailed or delivered to:**

City of Anacortes  
Planning, Community & Economic Development Department  
ATTN: 2025 Comprehensive Plan Update  
P.O. Box 547 / 904 6<sup>th</sup> St.  
Anacortes, WA 98221

**Verbal comments** may be made at the Public Hearing. The public hearing will be held as a hybrid meeting, with virtual and in-person attendance options. Virtual meeting access and participation information can be found here:

<https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>