

Anacortes Planning Commission Minutes - February 26, 2025

Roll Call

Chairperson Mike Mills called to order the Anacortes Planning Commission meeting of February 26, 2025 at 6:00 p.m. Commissioners Jim Stoneman, Frank Jeretzky, Paul Ryan, and Luke Currier were present. Commissioners Linda Martin and Will McCombs were absent. Mike Mills moved to excuse Linda Martin due to a family matter. Jim Stoneman seconded. All Ayes. Jim Stoneman moved to excuse Will McCombs. Frank Jeretzky seconded. All Ayes.

Pledge of Allegiance

Minutes

There were no minutes submitted for approval.

Public Comment

Comments Received

No public comment taken.

Public Hearings

2025 Comprehensive Plan Update - Proposed amendments to the goals and policies of the Capital Facilities and Utilities Elements (Public Hearing)

Libby Grage gave an update on the upcoming meetings regarding the additional items from the Comprehensive Plan process. There will be an Open House on March 20th. The goal is to have a fully integrated and updated draft Comprehensive Plan available for review in June. After tonight's meeting, staff will make updates to the goals and policies, updates to the background information and compile all elements into a draft. She reminded Commissioners that the Capital Facilities element identifies existing publicly owned facilities, current capital facility needs, future needs to serve the anticipated growth, and how to fund them. This includes water systems, sanitary sewer, stormwater, schools, parks & recreation, police and fire protection and transportation. She reviewed the summary of proposed revisions to the Capital Facilities element. She moved on to the Utilities element which shows how utility providers will service the growth into the UGA. This includes electrical, telecommunications and natural gas.

Mike Mills said he's happy to see "prioritization" used in the update. This is moving us in the direction we need to go. He asked if staff has received push back from telecom providers or are they cooperating. Libby Grage stated she's not aware of any push back. Staff is still in the process of reaching out to those providers.

PUBLIC HEARING OPENED

No public comment taken.

PUBLIC HEARING CLOSED

Other Business

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

Libby Grage said the Commissioners have reported out at the past few meetings with the sections that each team reviewed. She updated the document and highlighted those yellow for ease of reference. Staff was not able to provide updates for 6 items, but those will be brought back to the Planning Commission at a later meeting. She moved on to Old Town and the allowed housing types. The Planning Commission recommended that triplexes and townhouses be added as permitted in the OT zone. The Commission recommended alley access and limits on the unit number and size. Staff reviewed the Comprehensive Plan land use designations. In the OT zone, it proposes other dwelling types be allowed in OT under certain

circumstances.

Mike Mills suggested adding 2.5.7 to the items staff will be bringing back to the Commission for review. Paul Ryan pointed out that was reviewed at last week's meeting.

Libby Grage determined that 2.5.7 was related to the development standards for service areas and mechanical equipment. That was talked about at the last meeting.

Mike Mills referenced page 32 of 42. He asked if staff is still working on language for for the permanent supported housing and transitional housing box that is blank.

Libby Grage agreed. There was recently released guidance from the Department of Commerce for supportive housing that staff would like to review before completing this. The Planning Commission will review this at a later meeting.

Planning Commission Rules of Procedure discussion

Mike Mills clarified that since we don't have a super majority, we can discuss this but cannot take action. The topic is whether to add RCW 35A as a reference in section 1.1 of the Planning Commission Rules of Procedure. The consensus in the past has been that we would like to add it.

Jim Stoneman referenced the email the commissioners received. Sounds like the comment is that public participation is not used well.

Planning Department Update

John Coleman commented that earlier this week there was action on the City's request for the UGA expansion. The City submitted a request to the County to include approximately 100 acres of land adjacent to the ACFL be included in the UGA. The County Commissioners agreed to docket this. They want to preserve the ACFL. Next, this will go into the County's Comprehensive Plan update. They will follow the process, so there will be several public hearings. Should this area become part of the UGA, it will then be annexed into the City. Staff anticipates that will happen in 2026.

Adjournment

Chairperson Mills adjourned the meeting at 6:30 p.m.