

Anacortes Planning Commission Minutes - May 28, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of May 28, 2025 at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Frank Jeretzky, Paul Ryan, Luke Currier, and Mike Mills were present.

Pledge of Allegiance

Minutes

Minutes of 12/11/2024 were submitted for approval.

Jim Stoneman moved to approve the minutes for December 11, 2024 as submitted. Will McCombs seconded. All Ayes.

Linda Martin asked that the most recent meeting minutes to be completed first and then catch up on the prior minutes as staff can. Planning Commission agreed.

Public Comment

No public comment taken.

Public Hearings

Shoreline Substantial Development Permit Application: SDP-2025-0001 - Curtis Wharf Shore Power & Pump Out (Public Hearing & Recommendation)

Anna Dewey said she'll be presenting the Shoreline Substantial Development permit for Planning Commission recommendation tonight. The proposed development is part of Curtis wharf at the end of 2nd Street. The current use is a commercial marine pier for watercraft refueling, cruise stops, repairs, etc. There is also a seafood processing and cold food storage facility. This is in the MS zone and the use is allowed. The proposal is to install a shore power system and a commercial blackwater pump-out system. These are considered an accessory use to the wharf, which is a water-dependent industrial and port facility and is a permitted use in the urban maritime shoreline designation. The proposal shows that no alterations will be made to the shoreline; no increase in vessel usage; no change in the use of the wharf. This project will not impact the adjacent clean-up site at Quiet Cove. A SEPA DNS was issued stating that the scope of work will not have a probable significant adverse impact on the environment and will not result in a loss of ecological function. This is a type 4 review which is a City Council decision after Planning Commission recommendation. She reviewed the project history so far. Staff anticipates the closed record decision hearing on June 9th with City Council. There were no comments received from the public or outside agencies. Staff recommends approval with the conditions in the staff report.

Will McCombs commented that this proposal looks straightforward. The conditions are reasonable.

Kevin Anderson, Port of Anacortes, said this is an exciting project for the Port. Our mission is to provide infrastructure and facilities to help our maritime economy. Curtis wharf is really happening; it's a very active pier. He gave the history of Curtis wharf to its current state and use. The project is to provide shore power mounted on skids to meet the needs of local harbor craft and to provide commercial black water pump out directly to the sanitary sewer. This is needed because Puget Sound is a no-discharge zone. Shoreside pump-out facilities are few and far between and marine vacuum services are expensive. The shore power is less expensive than using diesel, increases maintenance intervals, there's less noise, and fewer emissions. He described the installation of both systems. For the pumpout, there will be a metering system so that the treatment plant knows the amount of discharge. There will also be a sample port that will be available to city staff. Best Management Practices (BMP's) will be posted on-site for users. The shore power will have 2 locations mounted on skids and utilize the existing transformer. The conduit will be routed along the bullrail

and under the pier. The Port is required to draft a policy requiring vessels staying beyond a certain duration to plug in if they are able.

Mike Mills commented that the pumpout aspect is starting from ground zero. He wondered if there is currently power that is being made available to users.

Kevin Anderson said there is some power there, but this will provide a more durable, mobile, and flexible solution. This will be a good amenity for Anacortes. Many maritime users want this.

Frank Jeretzky asked if the funds were already allocated from the state.

Mr. Anderson said they are.

Linda Martin congratulated the Port on getting all the behind the scenes work done to get this permit started. There was a lot of work done prior to getting to this point.

Public hearing opened.

No comments taken.

Public hearing closed.

Mike Mills asked how the fees for the pump out will be determined.

Libby Grage clarified that fees are identified in the AMC fee schedule. There will also be an agreement between the Port and City. That agreement is still being worked on.

Jim Stoneman pointed out this is a straightforward project and makes sense.

Mike Mills moved to adopt the findings of fact, conclusions of law, and the 13 conditions as presented in the staff report and recommend to City Council approval with the conditions of SDP-2025-0001. Will

McCombs seconded. All ayes.

2025 Comprehensive Plan Update - Proposed amendments to the goals and policies of the Economic Development and Parks, Recreation & Open Space elements (Public Hearing)

Libby Grage gave the background of the Economic Development and Parks, Recreation and Open Space elements. At the last meeting, the Commissioners provided comments and feedback which was integrated into the packet. There were a few written comments added after publication of the packet last week. The next step is to publish a complete draft updated Comprehensive Plan for additional public review and recommendation to City Council. She reviewed the proposed changes and updates to the economic development section.

The Commissioners did not have any questions or comments about that element.

Libby Grage moved on to the parks, recreation and open space element and reviewed the proposed changes and updates.

Linda Martin referenced PR6.6, regarding the recommendation to remove the impact fee payment. She feels like it should remain.

Ms. Grage said that it can.

Luke Currier supports that staying.

Libby Grage said she can make that update in the next draft.

Public hearing opened.

Marlene Finley, president Evergreen Islands a local non-profit that supports 3 policies. In ED4.7 they support adding language to work with Skagit County to anticipate future uses at March's Point refineries. Development there is shaped by the Comprehensive Plan and governed by the Anacortes Municipal Code, although Skagit County handles the permitting and environmental review. She expressed concern that development there can sometimes fall into a bureaucratic black hole. The goal is to decrease GHG emissions. They also support ED8.2, raising awareness of local business efforts to reduce greenhouse gas emissions and increase resilience. An example of that was the presentation earlier regarding Curtis wharf. Policy ED2.13 adds language to expand bicycle parking and electric vehicle charging infrastructure. Kathleen Lawrence Flannigan referenced the parks and recreation element, asking where we are in the process for an EIS for the Guemes Channel trail.

John Coleman pointed out that was removed from the 2025 budget.

Kathleen Flannigan moved on to PR4.3 regarding community engagement consisting of a subcommittee of interested community members. She asked if this subcommittee is in place and if the various groups are represented.

Libby Grage will discuss this with Jonn Lunsford and get the information to Mrs. Flannigan.

Public hearing closed.

Other Business

Planning Department Update

John Coleman said that at the June 11th Planning Commission meeting staff plans on talking about the remaining HAP items. The June 2nd City Council meeting has a presentation from Transpo on the transportation master plan, which runs in line with the transportation element of the Comprehensive Plan update. The master plan will help identify items for the 6-year Transportation Improvement Plan (TIP). Normally, it would come to Planning Commission first, but because of the necessity of the TIP process, it needed to be presented to City Council now. He pointed out that we received notice from Skagit Transit that they are doing a pilot bus service for Guemes Island once the ferry is up and running again.

Linda Martin asked if the transportation master plan is different from the Transportation element in the Comprehensive Plan.

John Coleman said it is not. The Planning Commission has already reviewed the goals and policies. It will be brought back to the Planning Commission with the revised draft Comprehensive Plan.

Linda Martin asked for an update on the Matrix review of staff procedures.

Mr. Coleman commented that it is still in process and on track.

Mike Mills asked if the City Council retreat has been scheduled.

John Coleman stated that it is scheduled for June 12th.

Adjournment

Chairperson Martin adjourned the meeting at 7:03p.m.