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- To watch, listen to, or participate in the meeting live, visit <https://us02web.zoom.us/j/84685300609> or telephone 1-253-215-8782 and enter Meeting ID 846 8530 0609.
- The public is encouraged to comment via email to pced@anacorteswa.gov, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221. Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes Planning Commission meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).

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

August 27, 2025
6:00 PM

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

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
4. **Public Comment**
5. **Public Hearings**
 - a. 2025 Comprehensive Plan Periodic Update: Public Hearing on the Draft Proposed 2025-2045 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.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Planning Commission Agenda Bill

Meeting Date: August 27, 2025

Agenda Item: 5.a.

Subject: 2025 Comprehensive Plan Periodic Update: Public Hearing on the Draft Proposed 2025-2045 Comprehensive Plan

Staff Contact: Libby Grage, John Coleman

Approved for Submittal to Commission by

Libby Grage
John Coleman

Action Type

Public Hearing

Summary Statement: The Planning Commission will hold a public hearing on the proposed draft 2025-2045 Comprehensive Plan. Proposal documents, including the complete Draft Plan, supporting documents, and information on how to comment are available at www.planacortes.org.

Staff recommend the Planning Commission open the public hearing, take public comment, then keep the public hearing open. Also, the written public comment period has been extended to September 24, 2025.

Background: Proposal documents and information on how to comment are available at www.planacortes.org.

Previous Action:

Competing Viewpoints Considered: Public comments received can be viewed [here](#).

Recommended Motion: None - No action is requested.

Alternative Actions:

Attachments (listed in order presented):

1. Staff Report (8/22/25)
2. Updated Future Land Use Map Amendments - Maps
3. Updated Future Land Use Map Amendments - Staff Recommendations (8/22/25)
4. Public Comments (Received 8/8/25 - 8/22/25)
5. 20250827-Presentation Slides



Date: August 22, 2025

To: Anacortes Community & Planning Commission

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

Re: 2025 Comprehensive Plan & Development Regulations Update
Proposed Draft 2025-2045 Comprehensive Plan
FLUM Amendments - Supplemental staff report

Introduction

On August 27, 2025, the Anacortes Planning Commission will hold a public hearing on the proposed draft 2025-2045 Comprehensive Plan. The [August 7, 2025 staff report](#) provides a high-level summary of updates to each Comprehensive Plan element, the plan update process and timeline, and public engagement activities.

This memo is intended to supplement the [August 7, 2025 staff report](#) to add details about changes made to the Future Land Use Map designation amendment proposals since they were last discussed in November 2024. The attached document contains staff recommendations for the proposals.

All project-related documents are available at www.planacortes.org.

Future Land Use Map Amendments

The Future Land Use Map (FLUM) is a key component of Anacortes' Comprehensive Plan. It outlines where different land uses (residential, commercial, industrial, etc.) are expected to be located within the Urban Growth Area (UGA) over the next 20 years, guiding the City's development and growth. Each land use designation on the FLUM is linked to specific zoning designations on the City's Official Zoning Map, and development regulations in the Anacortes Municipal Code, which provide the rules for how property can be developed.

FLUM Amendments Background

2025 Update Docket (Resolution 3161): In 2024, property owners submitted [petitions](#) for changes to their properties' land use designation as part of the annual docket process. The petitions were included for consideration in the periodic update by City Council. In addition to the requests from property owners, the City proposed expanding the Urban Growth Area to include nine city-owned parcels near the Anacortes Community Forestlands. The parcels currently are, and will continue

to be, used for recreation, open space, and city operations, and will not be used to accommodate housing or employment growth.

Public Hearings: Petitioners presented their requests during the [November 6, 2024 Planning Commission meeting](#), followed by a public hearing on [November 13, 2024](#). [Staff recommendations](#) were provided in the November 13, 2024 packet.

Planning Commission Recommendations: Planning Commission recommended approval to City Council of the City’s UGA boundary amendment request and denial of another UGA boundary amendment request (“Signal Hill / Scimitar Ranch”). The Planning Commission did not take any action on the other FLUM amendment requests or proposals.

City Council Actions: On [December 2, 2024](#), the City Council adopted [Resolution No. 3172](#) affirming the City’s UGA boundary amendment request and denying Signal Hill’s UGA boundary amendment request.

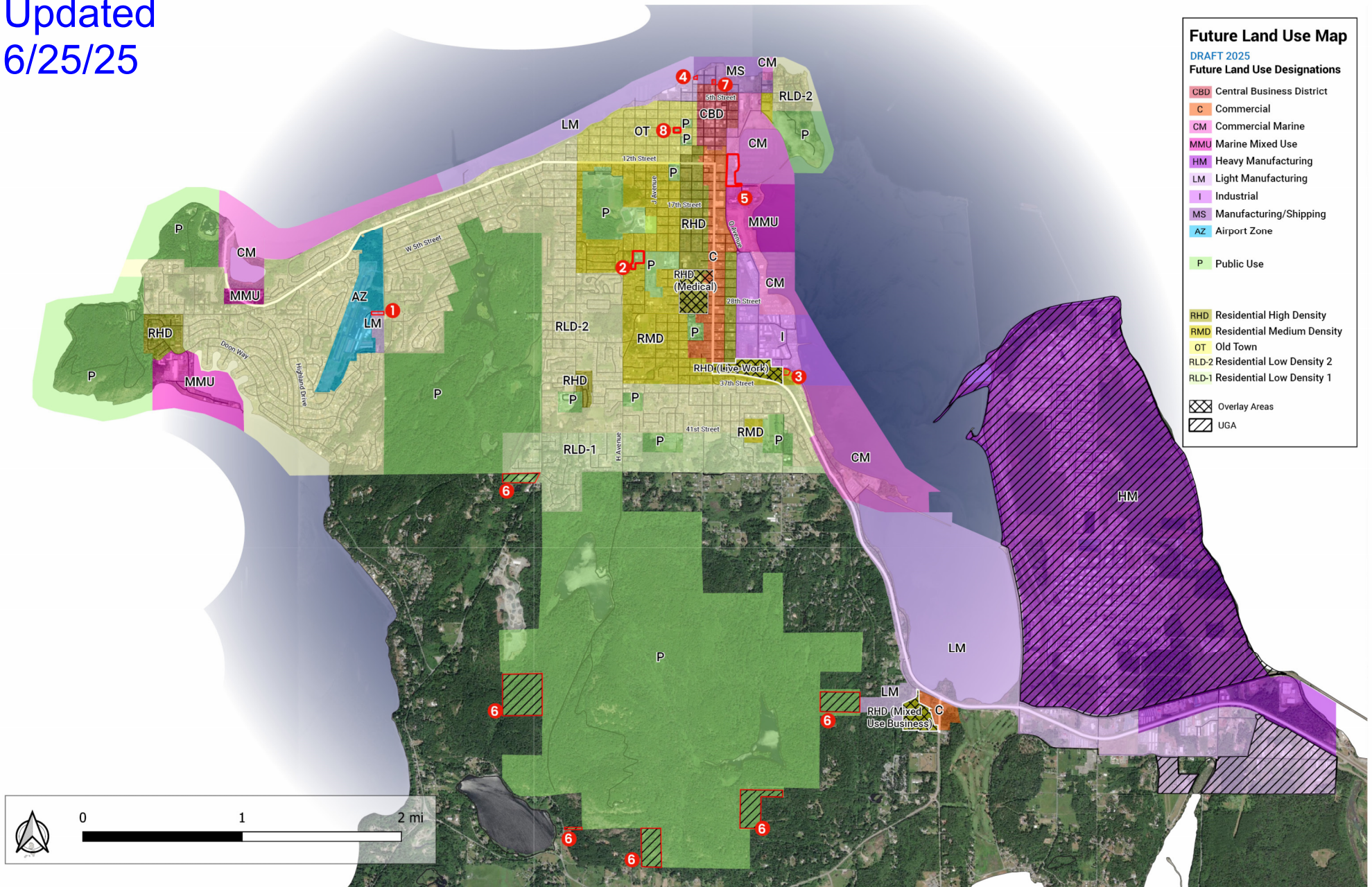
Skagit County Actions: On June 23, 2025, Skagit County adopted Ordinance #O20250004 adopting the 2025 Skagit County Comprehensive Plan, including the City’s UGA boundary amendment request.

Recent FLUM Updates:

The following updates have been made to the FLUM amendment proposal map since the November 2024 PC public hearing:

- *Removed:*
 - *“Commercial Ave./ 37th St. land use designation change” (formerly Map #1) and “Neighborhood Commercial overlay” (formerly Map #2, Option 1) – staff recommended tabling this proposal*
 - *“Signal Hill UGA Expansion” (formerly Map #7) – denied by City Council*
- *Added:*
 - *New #8. “Olson Building Parcel” – Change the land use and zoning designation from Manufacturing & Shipping (MS) to Central Business District (CBD).*
 - *New #9. “Anacortes Museum Parcel” – Change the land use and zoning designation from Old Town (OT) to Public (P).*

Updated
6/25/25



1. Parcel change from AZ to LM
2. Several parcels change from RMD to P
3. Several parcels change from I to RMD
4. Parcel change from LM to MS

5. Several parcels change from C and MMU, to CM
6. Add all unincorporated ACFL parcels to the UGA
7. Parcel change from MS to CBD
8. Parcel change from OT to P

Potential FLUM Amendment - #1 POA Airport



Potential FLUM Amendment - #2: Fidalgo Pool



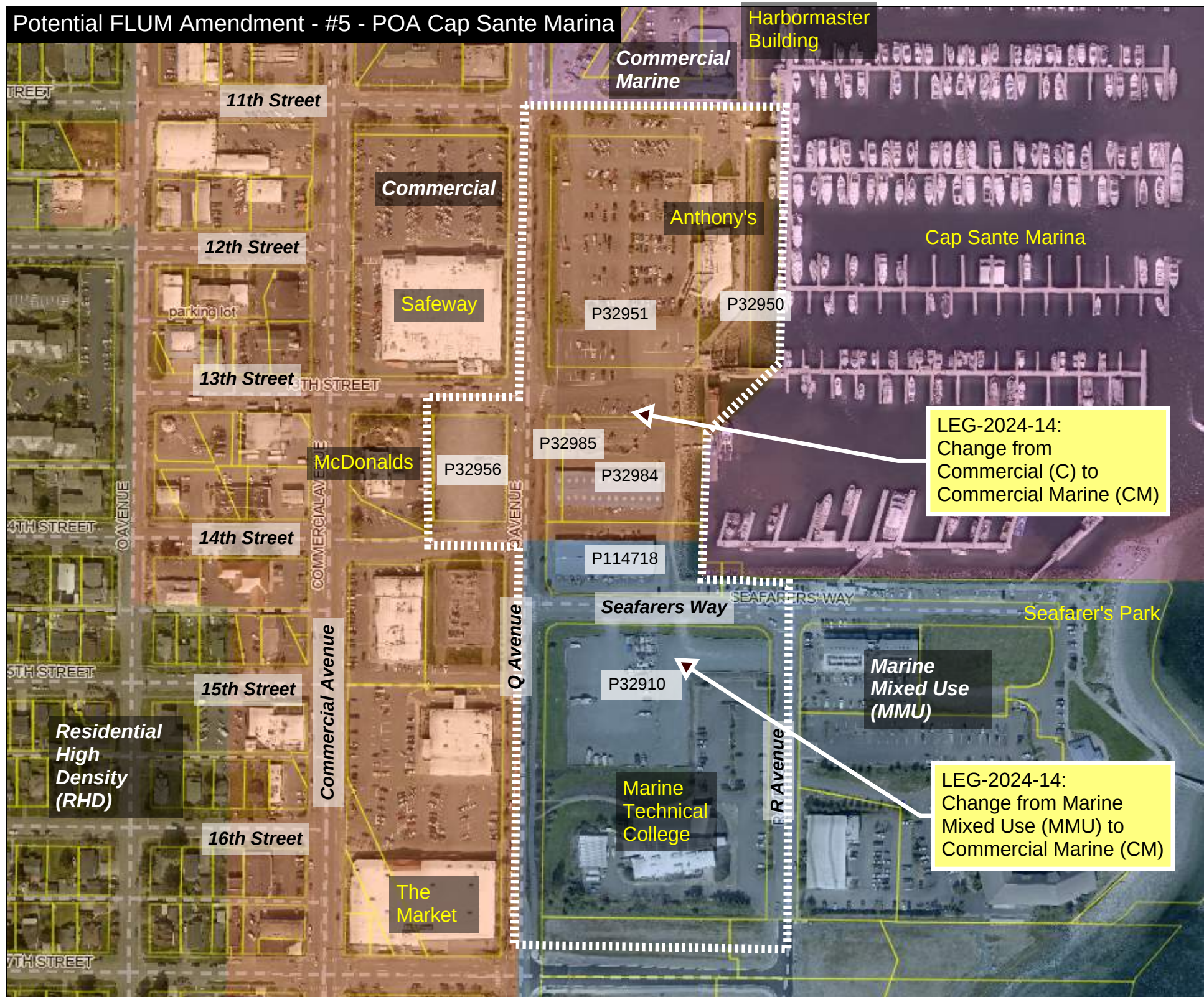
Potential FLUM Amendment - #3 - Skillings



Potential FLUM Amendment - #4 - POA Marine Terminal



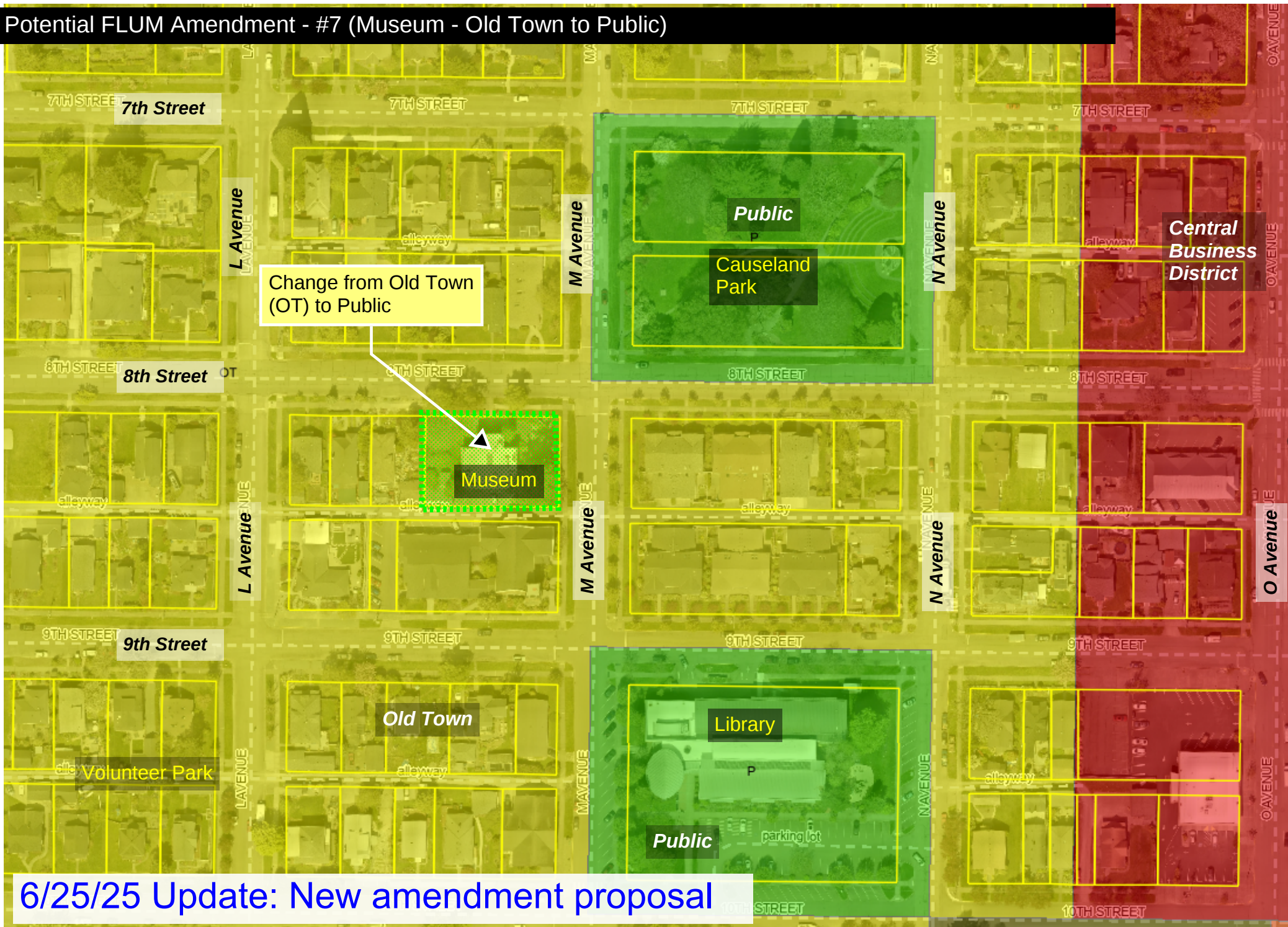
Potential FLUM Amendment - #5 - POA Cap Sante Marina



Potential FLUM Amendment - #6 - City of Anacortes ACFL UGA Expansion Request

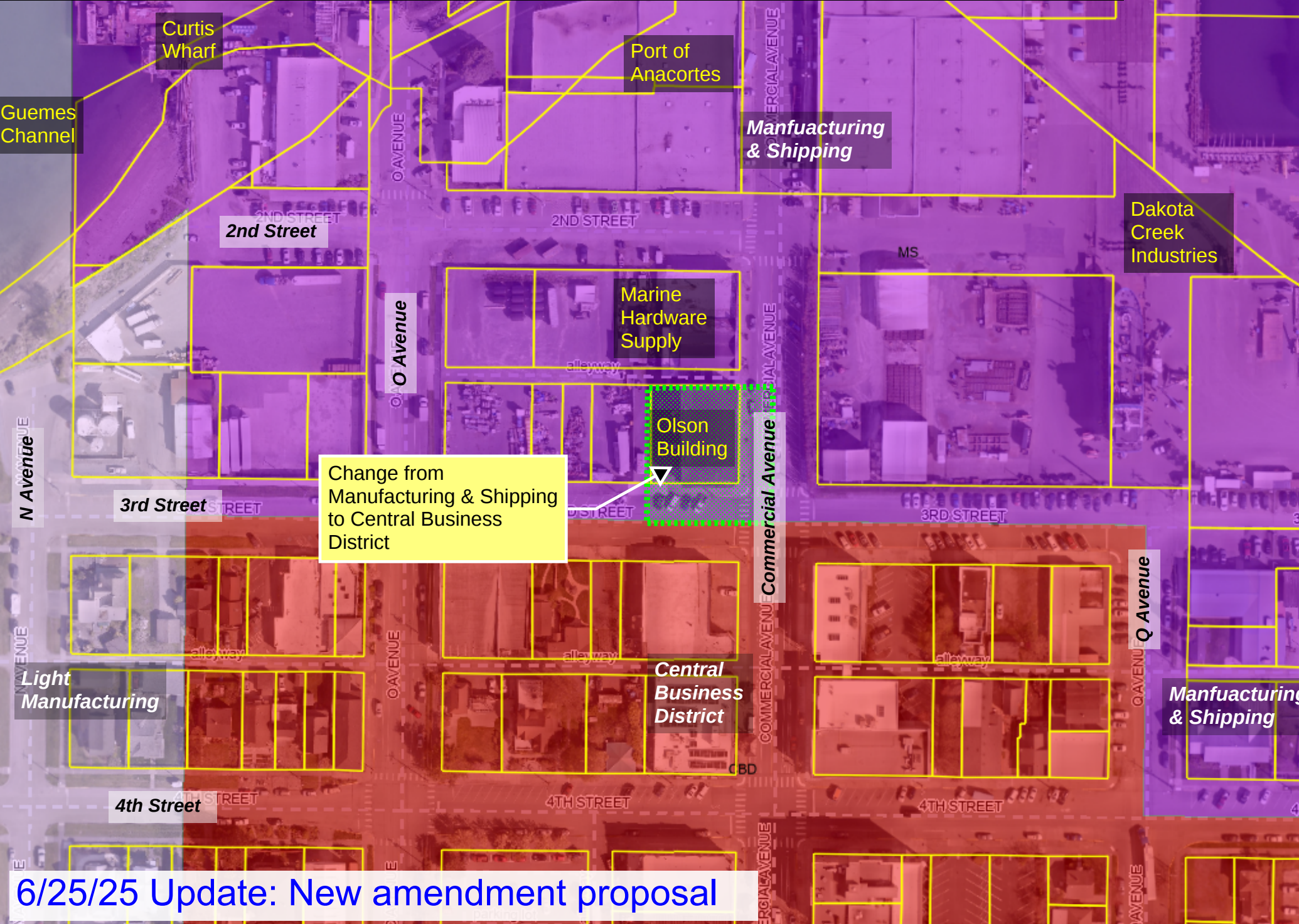


Potential FLUM Amendment - #7 (Museum - Old Town to Public)



6/25/25 Update: New amendment proposal

Potential FLUM Amendment - #8, (Olson Building - Light Manufacturing to Central Business District)



6/25/25 Update: New amendment proposal



Comprehensive Plan **Future Land Use Map** (FLUM) Amendment Requests

STAFF RECOMMENDATIONS – *REVISED AUGUST 22, 2025*

The City of Anacortes is studying the below potential changes to the Future Land Use Map designations during the 2025 Comprehensive Plan Update process. The numbers in the title for each proposal correspond to the numbers on the attached maps. Click on the proposal name below to be taken to a detailed description and analysis of the proposal.

Summary Table

Map #	Docket #	Name	Applicant	Location	Requested change
1	LEG-2024-13	Rockwell Light Manufacturing	Port of Anacortes	Near Anacortes Airport	AZ to LM
2	LEG-2024-12	Fidalgo Park & Recreation District Public Designation	Fidalgo Pool	Fidalgo Pool and surrounding area	RMD / R3 to P
3	2021 Docket	Skillings FLUM Amendment	Thomas Skillings	3519 V Ave and 311 35 th St.	I to RMD / R3
4	LEG-2024-15	Marine Terminal	Port of Anacortes	100 O Ave.	LM to MS
5	LEG-2024-14	Cap Sante Marina	Port of Anacortes	West side of Cap Sante Marina	C and MMU to CM
6	LEG-2024-05	ACFL Parcels UGA Expansion	City of Anacortes	9 parcels adjacent to ACFL	Expand UGA to include parcels; designate P
7	NEW	Olson Building	City / Anacortes Housing Authority	212-220 Commercial Ave.	MS to CBD
8	NEW	Anacortes Museum	City of Anacortes	1305 8 th St.	OT to P

#1: “Rockwell Light Manufacturing”

Applicant	Port of Anacortes
City File #	LEG-2024-13 (Resolution 3161, 2025 Docket)
	Link to application documents
Location	P32372 (south of Airport Road)
Summary	Amend the Future Land Use Map designation of a portion of P32372 near the Anacortes Airport from Aeronautical Zone to Light Manufacturing.
Background	The applicant submitted a petition for amendment of the Comprehensive Plan meeting the requirements of AMC 19.16.040. A link to the application documents is located above. Additional information is provided by staff below. The request is to change the future land use designation of a portion of Skagit County Assessor Parcel Number P32372 from Aeronautical (AZ) to Light Manufacturing (LM). Changing the land use designation /zoning and subsequent merging of the redesignated area with parcels to the south (the “Rockwell property”, also designated LM) is intended to create a consistent land use and zoning designation across a future development site and help future development avoid impacts to nearby wetlands and buffers. Parcel P32372 consists of approximately 46-acres of land that contains the airport runway, hangars, access road, and other airport infrastructure. The portion of P32372 proposed to be redesignated is separated from the rest of the 46-acre parcel by Airport Way, a 30’ wide road that provides access to the airport from Anacopper Mine Road. The proposed redesignation area is approximately 60-75 ft wide and 395 ft long, totaling approximately 20,000 sf. The entirety of Parcel P32372 is subject to a 2005 development agreement between the City and Port of Anacortes for the Anacortes Airport, recorded under AFN 200504210031 and 200505230120 (correction), and codified in the Anacortes Municipal Code (AMC) at AMC Chapter 19.82, Development Agreement for Port-Owned Property. The purpose of the development agreement is to establish, permit and mitigate for certain land uses and land disturbance activities related to the operation of the airport, including tree removal and clearing. The subject area proposed for redesignation is within the “Anacortes Future Process Area” referred to and shown on Exhibit A to the

agreement. In the Anacortes Future Process area, only aeronautical uses are allowed through the conditional use permit process. The development agreement is in effect for a period of 20 years from the date of agreement execution – it was executed on March 29, 2005; therefore, its expiration date is March 29, 2025. Tree removal is vested and subject to the terms and conditions of the agreement for a period of 30 years (expiring on March 29, 2035).

The development agreement will continue to apply to the property, regardless of its land use and zoning designation, until the agreement expires. Upon expiration of the development agreement, any development of the property would be subject to the development regulations in effect at the time of complete application submittal.

Analysis Consistency with the Comprehensive Plan

Table LU-1 Land Use Designations:

Current Designation: Aeronautical Zone

Purpose - This designation provides for the Anacortes Airport and associated uses.

Principal uses & density – Airport and aeronautical uses.

Staff discussion: According to the applicant's narrative, the Port does not believe aeronautical uses are appropriate for the narrow strip of land proposed for redesignation due to its size and configuration.

Proposed Designation: Light Manufacturing

Purpose – This designating provides for a mix of industrial structures and uses; service commercial uses and limited retail uses that maximize external visual or physical impacts on adjacent properties and generally do not compete with uses in the CBD and C zones.

Principal uses & density – General service and light industrial uses that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in CBD and C zones.

Staff comments: After redesignation, the property would be aggregated with, and included in the development of, the parcels to the south, which are already designated Light Manufacturing.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff comments: If the amendment to the FLUM is approved, a rezone to Light Manufacturing would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Policy T-3.12. Any changes to the Anacortes Airport shall be in accordance with the 2005 Sub-Area Plan, Development Agreement, and City Comprehensive Plan, considering the goals as set forth in those documents.

Policy T-3.17. Support the Port's 1994 Master Plan and current Airport Layout Plan (ALP) dated May 2012, with future development to be implemented in accordance with the 2005 Sub-Area Plan and Development Agreement.

Goal CF-9. Anacortes Airport. Coordinate with the Port of Anacortes in planning activities associated with the airport.

Policy CF-9.1. Recognize the Anacortes Airport as an essential public facility with specific limitations agreed to by the Port of Anacortes and the Federal Aviation Administration.

Policy CF-9.2. Ensure development at or near the Anacortes Airport is consistent with the 20-year development agreement between the Port of Anacortes and the City of Anacortes and the 30-year Anacortes Airport Subarea Plan goals and policies.

Staff comments: The proposal is consistent with the above-mentioned goals and policies.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments: The Port of Anacortes acquired the Rockwell property subsequent to execution of the 2005 development agreement and intends to develop it with uses allowed in the LM zone. Access to the site would be via Airport Road, which will require crossing the area proposed for redesignation. The Port states in the application documents that the narrow width

and configuration of the area proposed for redesignation precludes aeronautical uses. The area is physically and functionally separated from the vast majority of the Anacopper Mine Future Process area. The redesignation would not create an isolated land use designation, but rather will provide for a single, consistent designation for the Port-owned properties south of Airport Way. The change will be compatible with and is not likely to adversely affect the value of these properties.

**Staff
Recommendation**

Recommend approval of the request.

#2: “Fidalgo Park & Recreation District Public Designation”

Applicant	Fidalgo Park & Recreation District
City File #	LEG-2024-12 (Resolution 3161, 2025 Docket) Link to application documents
Summary	The Fidalgo Pool and Recreation District proposes amending the land use and zoning designations of multiple parcels near the 22 nd St. and J Ave. intersection from Residential Medium Density (RMD) (R3) to Public (P).
Location	Fidalgo Pool & Fitness Center: 1603 22 nd St. (P31802, P31803, P31794, P31795) Residences: 2210 J Ave. (P31796); 2220 J Ave. (P31799); 2222 J Ave. (P31798) Anacortes Senior Center: 1701 22 nd St. (P31804)
Background	The applicant submitted a petition for amendment of the Comprehensive Plan meeting the requirements of AMC 19.16.040. A link to the application documents filed is located above. Additional information is provided by staff below. The applicant requested changing the land use designation of the subject properties from Residential Medium Density to Public to so that the land use designation better reflects the current and future land uses planned on the properties. The current uses include: • The Fidalgo Pool and Fitness Center, which is owned and operated by the Fidalgo Park and Recreation District, a municipal corporation • The Anacortes Senior Center, which is owned and operated by the City of Anacortes, on land leased from the Fidalgo Park and Recreation District • Three single family residences (SFRs) Two of the SFR properties are owned by Fidalgo Parks and Recreation District (the District). The third is owned by a private party who has authorized the District to submit this application. The District is in the process of exploring the replacement of the existing pool to better serve the current and future needs of the community. The SFRs properties are planned to accommodate space needs of future modification or replacement facility, but are planned to retained and rented until a project is ready to move forward.

Table LU-1 Land Use Designations

Current Designation: Residential Medium Density

Purpose – This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. These areas are conveniently located in relation to traffic routes, public utilities and community facilities.

Principal uses & density – Single family detached dwellings are the predominant dwelling type. Other dwelling types, such as accessory dwellings, cottage housing, and low-density multi-family may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area.

Proposed Designation: Public

Purpose – The purpose is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.

Principal uses & density - Public parks and recreation facilities, open space, single family residences under certain circumstances, schools, and other public facilities.

Staff comments: Fidalgo Park and Recreation District has identified a need for replacement of the existing public pool facility to better serve the current and future needs of the community, which may include a new or expanded facility. Any such new or expanded pool facility is not anticipated to create a nuisance or interfere with existing uses. The Anacortes Municipal Code contains site and building design requirements and other performance standards to ensure new nonresidential development is compatible with neighborhoods.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff comments: If the amendment to the FLUM is approved, a future rezone to Public would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,

-
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
 - Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments:

The Fidalgo Park & Recreation District has identified a need and is planning for a replacement pool facility to meet the needs of our growing and aging community. The proposal to change the land use designation to Public will not affect whether a new facility could be built – it is a conditional use in both the R3 (RMD) and Public (P) zones. The change will not create an isolated land use designation unrelated to adjacent designations – Anacortes Middle School is located across J Avenue and has a Public designation. The proposal will be compatible with and is not expected to adversely affect the value of adjacent properties. Development and performance standards will apply to any future development to ensure compatibility with adjacent areas.

Under the Growth Management Act, the land use element of the comprehensive plan must designate the proposed general distribution, location and extent of the uses of land anticipated over the planning period, including land needed for recreation and public facilities. Designating the properties as Public will further compliance with the GMA by showing on the land use map the land needed for recreation and public facilities over the planning period.

**Staff
Recommendation**

Recommend approval of the request.

#3: Skillings FLUM Amendment

Applicant	Thomas Skillings
City File #	Resolution 3042 - Exhibit A #P2 (2021 Docket) Link to application documents
Location	Southeast corner of the intersection of 35 th Street and V Avenue. 3519 V Avenue (P33058) and 311 35 th Street (P33059)
Summary	Amend the future land use map designation of a portion of P33058 and P33059 from Industrial (I) to Residential Medium Density (RMD).
Background	The applicant submitted a petition for amendment of the Comprehensive Plan meeting the requirements of AMC 19.16.040. A link to the application documents filed is located above. Additional information is provided by staff below. The applicants would like to adjust the boundary line between 3 properties currently under their ownership (P33059, P33058, P33062). The line would be adjusted toward the west, encompassing the existing pole barn structure to the west of the existing home. The City's code prohibits approval of a boundary line adjustment when it would result in a lot having more than one zoning or land use designation. Therefore, the owner has requested a change to the land use designation for portions of P33059 and P33058 so that it matches the designation of the residentially developed parcel to the east, and that, ultimately a rezone can be completed and the desired BLA accomplished.
Analysis	Consistency with the Comprehensive Plan

Table LU-1 Land Use Designations

Current designation: Industrial

Purpose – This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities.

Principal uses & density – Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses.

Proposed designation: Residential Medium Density

Purpose – This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. These areas are conveniently located in relation to traffic routes, public utilities, and community facilities.

Staff comments: The site is located within a neighborhood with moderate density residential development. The land use

designation and zoning of the neighborhood immediately to the west was changed from Medium Density Residential to High Density Residential with a Live/Work overlay in 2019. The site is located near main traffic routes and has access to public utilities and community facilities.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff discussion: If the amendment to the FLUM is approved, a future rezone to R3 would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Policy LU-8.3. Preserve Industrial-zoned land south of 22nd Street from future industrial businesses and potential for green industries.

Policy LU-9.5. Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

Policy LU-11.1.B. Provide for an adequate supply of land zoned for employment uses to support 20-year employment allocations as required by Skagit County-Wide Planning Policies.

Policy ED-4.4. Provide for adequate sites for supportive uses near marine dependent uses.

Staff comments: Changing a portion of the properties' FLUM designation from Industrial to RMD and subsequent rezone would reduce the total amount of industrial land available for supportive uses near the waterfront; however, the reduction is very small, and area conditions have changed. It would also reduce the supply of land zoned for employment use by 14,000 sq. ft. resulting in a reduction in job capacity by less than 2 jobs.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and

-
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments: The subject site appears to have historically been used to support a nearby mill and/or other commercial/industrial operations in existence in the area in the past. Conditions have changed since the site's initial designation as Manufacturing /Industrial around 50 years ago. The former Custom Plywood Mill is no longer in operation, recreational opportunities have been added with the Tommy Thompson trail to the east and along Fidalgo Bay, and the neighborhood to the west was re-designated in 2016/2019 to RHD/R4 with a live/work overlay.

The proposal to change a portion of the site from Industrial to RMD would not create a new isolated land use designation unrelated to adjacent designations because the properties to the east and south already have an RMD designation. The proposal is compatible with and would likely increase the value of the residential property to the east because ultimately the land is proposed to be added to that lot via BLA.

**Staff
Recommendation**

Recommend approval of the request.

#4: “Marine Terminal”

Applicant	Port of Anacortes
City File #	LEG-2024-15 (Resolution 3161, 2025 Docket)
	Link to application documents
Summary	Amend the Future Land Use Map designation of a parcel located just west of the terminus of 2 nd Street from Light Manufacturing to Manufacturing and Shipping.
Location	100 O Avenue (P55355)
Background	The applicant submitted a petition for amendment of the Comprehensive Plan meeting the requirements of AMC 19.16.040. A link to the application documents filed is located above. Additional information is provided by staff below. The Port of Anacortes proposes redesignation of P55355 from Light Manufacturing to Manufacturing and Shipping to better align the anticipated future uses of the property in conjunction with the Marine terminal.
Analysis	Consistency with the Comprehensive Plan

Table LU-1 Land Use Designations

Current designation: Light Manufacturing

Purpose – This designation provides for a mix of industrial structures and uses, service commercial uses and limited retail uses that minimize external visual or physical impacts on adjacent properties and generally do not compete with uses in the CBD and C zones.

Principal uses and density – General service and light industrial use that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in the CBD and C zones.

Proposed designation: Manufacturing & Shipping

Purpose – This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel.

Principal uses & density – Marine oriented manufacturing and shipping uses plus complementary support uses.

Staff comments: The proposal is consistent with the purpose of the proposed designation.

Goals and Policies

Policy LU-1.3. Manage and maintain the City’s Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff discussion: If the amendment to the FLUM is approved, a future rezone to Manufacturing and Shipping (MS) would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Policy LU-8.3. Capitalize on maritime industry by making full use of sites already tailored to marine uses.

Policy LU-9.2. In shoreline areas with deep water access encourage and support water dependent and water related uses such as manufacturing, shipping, moorage, navigation, cargo handling and storage, fish processing, ship/boat construction and repair.

Consistency with Shoreline Master Program Goals and Policies

Current shoreline designation: Urban Maritime

Purpose – Preserve a variety of water-dependent, water-oriented, and water-related public, commercial, and industrial uses such as those associated with the Port of Anacortes.

Staff comments: The proposed Manufacturing and Shipping designation of the property is consistent with the property's existing Urban Maritime shoreline environment designation.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments: Conditions have changed in that the Port purchased the adjacent Quiet Cove parcels to south and intends to utilize the parcel proposed for redesignation in conjunction with those parcels to support water-dependent uses. The proposal would not create an isolated land use designation, as the parcels immediately to the east and south are currently designated Manufacturing & Shipping. The proposal will create a consistent land use designation for all Port-owned parcels that are intended to function together to support water-dependent uses.

Staff Recommendation	Recommend <u>approval</u> of the request.
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#5: Cap Sante Marina

Applicant	Port of Anacortes
City File #	LEG-2024-14 (Resolution 3161, 2025 Docket)
	Link to application documents
Summary	Amend the Future Land Use Map designation of multiple parcels associated with the Cap Sante Marina from Commercial and Marine Mixed Use to Commercial Marine.
Location	1119 and 1207 Q Ave. (P32951, P32950) 1315, 1319 and 1401 Q Ave. (P32985, P32984, P114718) 909 14 th St. (P32956) 1601 Q Ave. (P32910)
Background	The applicant submitted a petition for amendment of the Comprehensive Plan meeting the requirements of AMC 19.16.040. A link to the application documents filed is located above. Additional information is provided by staff below. The Port of Anacortes requests changing the land use designations of: • P32951, P32950, P32958, P32984, P32956, and a portion of P114718 from Commercial (C) to Commercial Marine (CM); • P32910 and a portion of P114718 from Marine Mixed Use (MMU) to Commercial Marine (CM). According to the application, the changes are requested because the existing and anticipated future uses of the properties most closely align with the Commercial Marine designation. The Port desires establishing consistent land use and zoning designations across the Cap Sante Marina to help simplify planning for and operation of Port-owned properties.
Analysis	Consistency of the proposal with the Comprehensive Plan Table LU-1 Land Use Designations Current designation: Commercial Purpose – provide for a wide variety of general service, retail, commercial, and mixed-uses that serves local and regional residents and the traveling public. Principal uses and density – a variety of general service, retail commercial and professional office uses. Multifamily uses are encouraged on upper floors along South Commercial Avenue and are allowed on certain side streets. New residential uses must feature transit-supportive densities (at least 15 units/acre). Current designation: Marine Mixed Use Purpose – provide for a special mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting

by providing marine access and views from public spaces and establishing /maintaining a pedestrian-friendly character.

Principal uses & density – commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and allowed in single purpose structures provided developments include a horizontal mix of uses. Multi-story buildings are encouraged provided they are designed and oriented to provide public marine views and integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).

Proposed designation: Commercial Marine

Purpose – recognize the unique and irreplaceable nature of certain marine sites in Anacortes and provide for a marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primarily importance.

Principal uses & density

The designation allows for marine-oriented commercial, recreational, and industrial uses. Tourism uses building on marine access and views are encouraged. Retail uses are limited to small-scale establishments in support of primary uses. Large and multi-story buildings are allowed provided they are designed and oriented to provide public marine views.

Staff comments: The area north of Seafarer’s Way and east of Q Ave. have direct water access and are oriented to the water. The other properties in this request are separated from the water by public right-of-way.

The implementing zones for the Marine Mixed Use (MMU) and Commercial Marine (CM) designations allow many of the same uses, including overnight lodging, parking, passenger terminals, indoor recreation, restaurants, small retail stores, marine sales/rental, research and development, and civic uses. However, the MMU zone allows a variety of uses that are not allowed in the CM zone; while the CM zone allows some uses outright that may be unsuitable for the area south of Seafarer’s Way.

The table on the next page excerpts some uses from [AMC Table 19.41.050, Principal uses permitted in mixed-use and industrial zones](#), highlighting some of the key differences between the zones:

Use	MMU	CM
Townhouse	P	
Assisted living	P	
Nursing home	C	
Medical -		
<10,000 sq. ft. GFA	P	
10,000 – 20,000 sq. f.t GFA	C	
Personal services (e.g. beauty salon, copy center, optometrist) (except animal care)	P	
Campground & RV Park		C
Retail sales	P	
<5,000 sq. ft. NFA	P	P
(25,001-50,000 sq. ft. NFA)	P	
Gas station	C	
Light Industrial (manufacturing, assembly, repair/servicing of machinery, equipment, products)	C	
Self-service storage		P
Water-oriented Industrial Uses (industrial type uses that are either water-dependent, water-related, or water-enjoyment, including ship and boat building and repair, seafood processing, maritime administration, piers and wharfs, water-based shipping terminals, boat launch, dry stack boat storage)	C	P

Consistency with Shoreline Master Program Goals and Policies

Current shoreline environment designation: Urban

Purpose – Provide for commercial, industrial, and recreational uses; residential uses in some locations; and public land uses while seeking opportunities for protection and restoration of ecological functions.

Rationale – The Urban-designated areas are zoned for industrial and commercial uses. Existing and planned uses in the Urban designation represent a variety of water-oriented and non-water-oriented uses. In addition, current zoning allows for retail businesses, professional offices, hotels, restaurants, personal service shops, recreational uses, marinas and residential uses.

Staff discussion: The proposed Commercial Marine designation of the parcels north of Seafarer’s Way is consistent with the property’s Urban Maritime shoreline environment designation. The other properties do not have direct shoreline access.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff discussion: If the amendment to the FLUM is approved, a future rezone to the applicable implementing zones would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Goal LU-8. Fidalgo Bay and Guemes Channel Waterfronts. Maintain and enhance Anacortes's waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.
- *Staff discussion:*
 - Property north of Seafarer's Way and east of R Avenue (P32951, P32950, P32958, P32984 and a portion of P114718):

Staff is not aware of changed or changing conditions that justify the proposal; however, the proposal would not create an isolated land use designation and will be compatible with adjacent properties. The change would extend the existing CM designation from its current terminus at 11th Street south to Seafarer's way. Existing and planned uses of this area are consistent with the CM designation.
 - Property west of Q Ave. (P32956):

Staff is not aware of changed or changing conditions that justify the proposal. The proposal would create an isolated land use designation of Commercial Marine on the west side of Q Avenue in an area that has no direct access to the water.
 - Property south of Seafarer's Way (P32910):

Staff is not aware of changed or changing conditions that justify the proposal. The Marine Mixed Use designation was applied to the property in 2016, and then it was rezoned to MMU in 2019. The proposal would create an isolated land use designation of Commercial Marine on the south side of Seafarer's Way, in an area that has no direct access to the water. Surrounding properties to the east and south have a Marine Mixed Use designation. It's not been demonstrated that the proposal would be compatible with and not adversely affect the value of those properties.

**Staff
Recommendation**

1. Property north of Seafarer's Way (change P32951, P32950, P32958, P32984 from Commercial to Commercial Marine; and a portion of P114718 from Marine Mixed Use to Commercial Marine):

Recommend approval of the request.

2. Property west of Q Ave. (change P32956 from Commercial to Commercial Marine)

Recommend denial of the request.

3. Property south of Seafarer's Way (change P32910 from Marine Mixed Use to Commercial Marine)

Recommend denial of the request.

#6: ACFL Parcels UGA expansion

Applicant	City
City File #	LEG-2024-05 (Resolution 3161, 2025 Docket)
	Link to application documents
Summary	Petition the County to add all City-owned ACFL parcels to the City's UGA. Parcels include those where the development rights have been extinguished or restricted through conservation easements held by Skagit Land Trust or by deed restriction.
Location	P20029 (20 acers), P60751 (3.04 acers), P60752 (5.74 acres), P60763 (5.74 acres), P60777 (2.86 acres), P19298 (20 acres), P19211 (0.54 acres), P19056 (40 acres) and P32547 (9.32 acres).
Background	The city requests adding several city-owned parcels to the Urban Growth Area. Together the nine parcels total approximately 107.24 acres. The parcels are all adjacent to city limits, and all but P32547 were acquired (either by donation or purchase) for use as Anacortes Community Forest Lands (ACFL). All but P32547 are currently used for exclusively for recreation purposes and will continue to be used for recreation purposes. With the exception of P32547, all the city-owned parcels are currently zoned Rural Reserve. P32547, a 9.32 acre parcel, was a permitted gravel pit at which Lakeside Industries has completed its quarry work. Lakeside deeded the property to the City of Anacortes in 2001 when mining on the property was completed. The parcel has a Parks Department trail on the northern portion and Public Works uses a southern portion for soil storage. The parcel is zoned Rural Resource NRL; however, the gravel at the site has been depleted and the property is no longer a viable gravel pit. Thus, the Rural Resource NRL designation should be removed. These city-owned lands will not be used to accommodate population growth (housing) or employment growth (commercial/industrial). The addition of the city-owned recreation properties will not affect the County's population and employment allocation. No employment or housing is lost by adding these properties to the UGA, and the lands will not be used for housing or employment. The city requests that all the parcels be zoned Anacortes UGA Urban Development District. The city intends to apply the Parks/ Public land use designation to the properties in the Anacortes Future Land Use map. When the properties are annexed, they will be assigned the Parks/ Public zoning designation on the Anacortes Zoning map.

	The city-owned properties included in the UGA expansion request are adjacent to city limits, used for city purposes, primarily as recreation lands in the ACFL. The city manages these properties and it is important that permitting needs on the properties be managed comprehensively with other city-owned lands under the city's permitting systems. This makes for a cohesive, less complicated permitting process for city-managed lands and reduces the need for County staff to process permits on lands owned and managed by the city.
Analysis	See linked application documents.
Staff Recommendation	Recommend <u>approval</u> of the request
Planning Commission Recommendation	Approval
City Council Decision	Resolution 3172 adopted 12/2/24, affirming City's UGA boundary amendment request to Skagit County.
Skagit County Board of Commissioners Decision	Ordinance #O20250004 adopted 6/23/25, approving the 2025 Skagit County Comprehensive Plan, including the City's UGA boundary amendment.

#7: Olson Building parcel

Applicant	Anacortes Housing Authority
City File #	N/A
Summary	Amend the Future Land Use Map and zoning designation of the Olson Building property from Manufacturing & Shipping (MS) to Central Business District (CBD).
Location	212-220 Commercial Ave. (P134591)
Background	The Port of Anacortes acquired the Marine Supply and Hardware block in 2016. The Port subsequently transferred the Olson Building property to the City of Anacortes, and the City conveyed the property to the Anacortes Housing Authority (AHA) (AFN201904190050) for its use as affordable housing. The property deed restricts the property's use to affordable housing, a designated public benefit defined in Section 39.33.015(8)(a) RCW. In the event that the property is not used for public benefit purposes, all rights, title, and interest in the property will revert to the City. The Anacortes Housing Authority is currently in process of designing a project that aims to provide affordable housing on upper floors and commercial spaces on the ground floor, while preserving the historically significant aspects of the building, such as the brick façades on Commercial Ave. and 3rd St. The project is partially funded by the 1/10th of 1% sales tax for affordable housing. In the case that it is determined not feasible to safely retain historically significant building elements, constructing an entirely new building may be the most practical solution to achieve the project's goals. The MS zone is exempt from many of the code's building and design requirements, mandates 10-foot setbacks from property lines, and restricts the amount of retail sales space permitted outright – making existing aspects of the Olson building nonconforming – and potentially complicating the process to modify the existing or construct a new building in the same location. Reclassifying the property from MS to CBD would enable the application of CBD and multifamily development standards to future redevelopment. These design standards aim to enhance residential livability and reinforce the historic, pedestrian-friendly character and scale of downtown.

The chart below compares selected code requirements for each land use designation's implementing zone:

	CBD	MS
Purpose	Purpose – This designation has been applied to the existing downtown commercial district in Anacortes. The purpose of the district is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale. Principal uses & density – A broad mix of commercial, retail, professional office, civic and cultural, and residential uses. Active uses are required on the ground floor along Commercial Avenue and key side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 dwelling units per gross acre).	Purpose – This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel. Principal uses and density – Marine oriented manufacturing and shipping uses plus complementary support uses.
Permitted Uses	Multifamily permitted outright	Multifamily conditionally permitted (C) in west of commercial, south of 2nd St.* <i>*Proposed to change to Permitted (P) in pending legislation</i>
Special multifamily use standards	Subject to design provisions of Division 6, including block frontage standards, site planning, and landscaping	Residential units must be no larger than 800 sq. ft. each and constructed within a mixed-use development. (AMC 19.43.080(E))

Setbacks	Street setback - Per block frontage designation or 10'; 0' for side, rear	10' from all property lines
Design standards	All – site, building, internal open space, etc.	Exempt
Guest parking	Exempt	1 per 8 units or 1 per 4,000 net leasable floor area where units average less than 700 sq. ft.
Off-street parking min. # spaces	1 bedroom/ studio = 1.0 / unit 2 bedroom = 1.4 / unit 3+ bedrooms = 1.6 / unit Retail = 5 per 1,000 sq. ft. of NFA	Same as CBD
Parking modifications	Min. off-street parking spaces required are 50% of standard; ground floor commercial uses are exempt from parking requirements	Min. requirements may be reduced by up to 50% with a parking study
Max. height	50'. 65' with height bonus incentive (small or affordable units per AMC 19.42.050)	50'

Analysis Table LU-1 Land Use Designations

Staff comments: The table in the previous section compares the purpose and development standards of the CBD and MS designations/implementing zones. The past and proposed uses of the property are consistent with the purpose of the CBD designation.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff discussion: If the amendment to the FLUM is approved, a rezone to Central Business District (CBD) would need to be accomplished so that the Official Zoning Map remains consistent with the future land use map.

Policy LU-3.2. Craft and maintain zoning regulations to balance the need to accommodate anticipated growth while preserving the City's historic resources and character. Consider techniques

to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.

Policy LU-7.1. Maintain and strengthen downtown as the center for civic, retail, cultural, dining and activity in Anacortes...

- A. Encourage mixture of uses downtown, including restaurants and taverns, retail, office, civic, cultural, lodging, and residential uses to support day and evening activities for all ages.
- B. Facilitate more opportunities for people to live downtown through regulatory changes and proactive communication with property owners and the development community. Key concepts: Integrate zoning flexibility to allow single purpose multifamily residential on most side streets. Consider increasing flexibility for minimum parking requirements.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments: Changed conditions include the conveyance of the subject property from the Port and City of Anacortes to the Anacortes Housing authority for affordable housing purposes.

The proposal would not create an isolated land use designation, as the parcels immediately to the south are currently designated Central Business District. The proposal will allow the continued use of the site for housing and commercial services which are compatible with the surrounding development.

**Staff
Recommendation**

Recommend approval of the request.

#8: Anacortes Museum parcel

Applicant	City of Anacortes
City File #	N/A
Summary	Amend the Future Land Use Map and zoning designation of the Anacortes Museum property from Old Town (OT) to Public (P).
Location	1305 8 th Street (P55618)

Background The Anacortes Museum, located in the historic Carnegie building at 8th St. and M Ave. since 1968, needs more artifact storage and workspace for exhibits and conservation work. A new accessory building on the site could free up exhibit space and accommodate future artifact accessions. However, because a museum is not listed as a permitted use in the Old Town zone ([AMC Table 19.41.040](#)), it is classified as a nonconforming use and is subject to the City's nonconforming use provisions ([AMC 19.49.030](#)). These provisions do not allow expansions of nonconforming uses except when the expansion is within part of the building that was designed for the use prior to the adoption of the nonconforming provisions. Changing the land use and zoning designation to P would align the land use and zoning designation with the existing and proposed future use of the property and allow expansion of the museum through a conditional use process.

	Public	Old Town
Purpose	Purpose – This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses. Principal uses & density – Public parks and recreation facilities, open space, single family residences under certain circumstances, schools, and other public facilities. Use of this zone is appropriate for any designation within the city, provided the site is appropriately located to	Purpose – This designation recognizes the unique heritage, scale, and character of the oldest residential area of the city by establishing standards to maintain the scale and character of the area. Principal uses and density – Single-family detached dwellings are the predominant dwelling type. Other dwelling types such as accessory dwellings and duplexes may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular

	accommodate common public uses.	housing types used and established development pattern and character of the area.
Permitted Uses	Civic uses, including a museum, are conditional uses	Museum is not a permitted use
Minimum setbacks	No minimum, except development is subject to the block frontage standards and setback standard of AMC 19.42.150 – property line adjoining a residential zone with no intervening street or alley – min. setback is the same as the applicable minimum setback for the adjacent zone	20' street 10' side, corner lot 5' interior side 1 st floor, 7.5' upper floors 20' rear (Also see AMC 19.42.160) - Exterior wall higher than 25' requires Increased setback (10') required if structure(s) cover 3,000+ sq. ft. of land.
Min. landscaped area	None	20%
Maximum land coverage	No maximum	35% for a single building, up to 50% for multiple buildings
Maximum height	35'	25' or 30' if upper floor < 80% of floor below and exterior walls >25' have min. 15' setback

Analysis Table LU-1 Land Use Designations

Staff comments: The table in the previous section compares the purpose and development standards of the Public and Old Town designations/implementing zones. The past and proposed uses of the property are consistent with the purpose of the Public designation.

Goals and Policies

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Staff discussion: If the amendment to the FLUM is approved, a rezone to Public zone would need to be accomplished so that the

Official Zoning Map remains consistent with the future land use map.

Consistency with AMC 19.16.080.B.1.f. (For proposed comprehensive plan map changes)

- Whether the proposal is justified by changed or changing conditions,
- Whether the proposal would create an isolated land use designation unrelated to adjacent designations (a spot zone), and
- Whether the proposal will be compatible with and not adversely affect the value of those properties.

Staff comments: Changed conditions include a growing collection of historic artifacts. The proposal would create a parcel designated Public within a residential zone; however, the site is currently developed with the museum and is appropriately located to accommodate the continued museum use which has shown to be compatible with surrounding development.

**Staff
Recommendation**

Recommend approval of the request.

Public Comments Received
from 8/8/25 through 8/22/25

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Tuesday, August 12, 2025 3:39 PM
To: Matt Miller; City Council; CityClerk; Comp Plan
Cc: Darcy Swetnam
Subject: State Open Public Meeting Act (OPMA) Compliance-RCW 42.30

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

Dear Mayor, City Council, and Planning Commission

After feeling severely disadvantaged by a City Council Subcommittee, the Council Planning Subcommittee, directly advising the Planning Commission that 'cottage housing was especially appropriate in the R1 zone', I have done some research and concluded that the City is simply not following the Open Public Meetings Act in regard to its subcommittees.

I recognize that the Planning Subcommittee has regular twice monthly meetings but have been reliably informed that these meeting times/places are changed for the convenience of its three members and that public comment is routinely taken. Further, although these meetings are open to the public there is no published agenda, no recording, and no record of who was present and what testimony or public comment was received. I certainly had no means of knowing that the Planning Subcommittee was considering a direct recommendation to the Planning Commission as to the R1 zone; my public records request has produced no records of any kind regarding the meeting that produced the R1 recommendation. For instance, did the Subcommittee consider the Best Available Science Facet Consultant Report for the R1 zone? Or is this report that is currently before the Planning Commission new BAS information that mandates a different conclusion from the Planning Commission, rather than just following a directive from the Planning Subcommittee?

RCW 42.30.020(2) is explicit that these meeting are subject to OPMA requirements of published agenda, recording, and minutes: "Governing body means ... council ... or any committee thereof when the Committee acts on behalf of the governing body ... or takes testimony or public comment". RCW 42.30.060 elaborates that: "Any action taken at meetings failing to comply with the provisions of this subsection shall be null and void. To quote from the OPMA: "The people, in delegating authority, do not give their public servants the right to decide what is good for the people know and what is not good for them to know". Accordingly, I write to request that all communications to the Planning Commission from the Council Planning Subcommittee be acknowledged as null and void and that your subcommittees follow the OPMA going forward.

Someone will undoubtedly point out that I have a Superior Court remedy, one that could award attorney fees. However, I respond that I can, based on Growth Management Hearings Board precedents, raise a public participation violation and achieve the same result.

Sincerely,

Ian Munce
1711 Quail Drive

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Tuesday, August 12, 2025 4:03 PM
To: Libby Grage; Comp Plan
Cc: Darcy Swetnam
Subject: Planning Commission Minutes

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

Dear Planning Commission

I have previously brought to your attention that your minutes being five months behind does not recognize that current minutes are essential for public participation, but have received no response.

I write now to raise a legal issue. RCW 42.30.035 Minutes states that "The minutes ... shall be promptly recorded". I seriously doubt that a video recording equates to minutes of actions taken and that promptly means within five months. I can raise this as an Open Public Meeting Act violation and/or Public Participation failure.

I do not want to be accused of not being forthright.

Sincerely,

Ian Munce
1711 Quail Drive

Libby Grage

From: timmessmer@comcast.net
Sent: Thursday, August 14, 2025 10:35 AM
To: Comp Plan
Subject: City Planning

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

As a long-time (>30 years) resident of Anacortes, I would like to let the Planning Commission & City Council know that many of us desire more transparency and information from you regarding the prospect of building apartments, tiny homes, and multi-family dwellings in our fine city. Disseminating this information keeps the builders and contractors accountable.

Residents who pay property taxes have the right to know of plans in progress and how they will affect our neighborhoods. **We ALL would like at a minimum to receive a mailed notice from the city as well as an opportunity to comment when these projects are being considered.**

Thank you,

Tim & Melissa Messmer
Anacortes, WA

Libby Grage

From: Josh Couch <joshdcouch@gmail.com>
Sent: Thursday, August 14, 2025 7:07 PM
To: Comp Plan
Subject: Anacortes City Planning Thoughts & Comments

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

Hello,

Thank you for the mailed note to comment on the city planning. Here are a few of my thoughts as you plan the next 20 years for Anacortes.

1. Internet - First of all, I need to say good job on planning ahead with city wide high speed internet! I love its scalability, accessibility, and reliability. That was an amazing decision that is an enormous improvement for the area.

2. Parks & Recreation:

2a Kiwanis Meadows - As someone who is involved in coaching and participating in community sports (like soccer), I think it would be nice to have a multi-use turf field (that isn't strictly dedicated to baseball) somewhere in our community and accessible to the public. Maybe at Kiwanis Meadows?

2b Community Recreation Center - I see a plan for a full gymnasium. I think this is a great idea and it would be nice if this facility also accommodated indoor soccer activities.

3. Future Land Use:

3a - MMU Area bordering Q avenue - As someone who walks around Cape Sante Marina with weekly regularity, I am of the opinion that the waterfront trail should continue through that area. It's lovely to walk around Seafarers and it would be nice to have the path continue around the ESD building along the water. I am also of the opinion there should be a nice "fancy-dinner-type" restaurant to go in that MMU area with a waterfront view of Mt Baker (similar to the vibe and view at Anthony's).

3b - Cap Sante Marina - I would also request the walking around Cap Sante Marina remain open and easily walkable.

4. Accessibility

4a - 12th Street - We need a sidewalk and better biking shoulder that goes from downtown out to the ferry terminal!

Good job on the roundabouts and skate park!

Cheers,
Josh Couch

Libby Grage

From: Michele DeCarlo <mssldecarlo@gmail.com>
Sent: Thursday, August 14, 2025 9:40 PM
To: Comp Plan
Subject: Comments

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

Hello,

I would like to submit the following thoughts
to be added for consideration at the public hearing on Aug 27.

1) Transportation for seniors, so they can attend events, activities at the Sr Citizen Center and around town. Services that can get them about town to grocery shop, health care appts, salon appts. More personalized for the handicapped that find buses difficult to get off and on.

2) Pedestrian Safety, not just downtown but getting into town via walking and riding bikes. Crosswalks, especially at designated intersections for school children having to cross streets to get to the bus. Walking pedestrians trying to cross busy intersections.

More sidewalks coming into town along Oakes, Hwy 20, 12th. The people coming from WA Park into town are at risk with everytime they take the road into town and returning home or to ferry. There are no bike or safety lanes along the entire road.

Guemes trail into town is not all that important as many would have to drive to, to access, so then parking becomes an issue. Break ins and the limited parking areas are a concern.

3) Housing at affordable prices for senior citizens, who want to be dependent, cost controlled, self sufficient /handicap accessible and in a safe neighborhood.

4). More designated dog parks

5) Event Center with affordable facilities for adults, youth and children

6) More unified shopping downtown. Stores open all week, if we are a destination town, we need to have stores open for those visitors who travel here.

Thank you for your time and hoping to see these concerns addressed.

Robert and Michele Shaw

Libby Grage

From: Betty Anne McCoy <bamccoy41@gmail.com>
Sent: Friday, August 15, 2025 12:10 PM
To: Comp Plan
Subject: Comprehensive Plan 2025

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

It looks like the MJB property is going from Mixed use to Commercial Marine?? We have been hoping for a true waterfront restaurant. (Anthony's is a Marina view) The only one, Secret Cove, is no longer. How can we be a town on the waterfront without a waterfront restaurant?

Betty Anne Mccoy
bamccoy41@gmail.com
4205 Glasgow Way
Anacortes, WA 98221
360-391-2674

Libby Grage

From: Frank McCoy <mccoy_frank@yahoo.com>
Sent: Friday, August 15, 2025 12:18 PM
To: Comp Plan
Subject: Comment

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

I would like to see MJB property developed with a boardwalk or waterfront trail w/ restaurants, shops and retail/commercial development. It could have condos or apartments, too. We need public waterfront trails.

Frank H McCoy

[Sent from Yahoo Mail for iPhone](#)

4205 Glasgow Way
Anacortes WA 98221
360-333-2996

Libby Grage

From: Frank McCoy <mccoy_frank@yahoo.com>
Sent: Saturday, August 16, 2025 9:32 AM
To: Comp Plan
Subject: Bicycle Lanes

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

The need for cycling safety improvements:

Rte 20 has been repaved only to the fog line which creates a ridge making it dangerous for cyclists. In the 2-3' width there are dips ,bumps ,cut outs , and gravel patches creating hazards and creating a treacherous ride. The shoulder narrows considerably at the dip beyond Lovric's. This whole shoulder from town to the ferry needs to be widened to accommodate safe cycling.

The Guemes Channel Trail should be completed as a safe alternative.

There should be money in the 10% gas tax for non-motorized use for these improvements. Please include in the Comprehensive Plan as an immediate need.

Frank H McCoy
4205 Glasgow Way
Anacortes WA
360-333-2996

[Sent from Yahoo Mail for iPhone](#)

Libby Grage

From: John Coleman
Sent: Monday, August 18, 2025 8:16 AM
To: Comp Plan
Subject: FW: Please place this letter in package for Wednesday's planning Commission meeting

John Coleman, AICP
Director of Planning, Community and Economic Development
City of Anacortes
360-293-1901

-----Original Message-----

From: William Turner <bill.h.turner@gmail.com>
Sent: Sunday, August 17, 2025 12:56 PM
To: Linda Martin <lindam@cityofanacortes.org>; John Coleman <johnc@cityofanacortes.org>; CityClerk <cityclerk@anacorteswa.gov>; City Council <citycouncil@anacorteswa.gov>
Cc: njohnson@goanacortes.com
Subject: Please place this letter in package for Wednesday's planning Commission meeting

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

Dear Planning Commission,

I was intrigued to see City leadership reminding you (by forwarding a December PC Agenda package) that prematurely and prior to your Comprehensive Plan Public Hearing on August 27, you have already voted to reject a public notice and opportunity to comment process. Not very subtle.

I want to remind you that the survey conducted as part of the Housing Action Plan was not a random sample survey of Anacortes residents but was open to folks who do not even live here. Further, the deciding factor on most questions was "maybe/need details".

I write to inform you that as a result of the City's abject failure to reach out and engage your constituents and talk about the need for public notice and comment on Middle Housing (and ADUs), or not, the "maybes" are moving decisively into a no middle housing mode.

From my housing advocacy point of view this is extremely disappointing. Most of my friends and acquaintances think that the barriers that you have placed on public participation are ridiculous, e.g. watching hour upon hour of PC videos, minutes delayed for months, 1000 plus page of documents that hide contentious issues rather than highlighting them for public input, and a bland postcard that places the burden on busy people to spend days reading or watching video. This is wrong by any measure.

You have every right and opportunity to revisit your December action. It was only brought to you in December to maneuver you into rejecting current public input. It's that obvious. I have sent several letters to Council and Planning Commission pointing out your lack of responsible outreach. It's up to Council to reach out effectively in order to get

enough feedback to make these important decisions about middle housing. Maybe you should start over before you vote on the 2025 Comp Plan.

Thank you for this opportunity to comment.

Bill Turner

Sent from my iPad

Libby Grage

From: Catherine Bearce <crbearce@icloud.com>
Sent: Saturday, August 9, 2025 7:31 AM
To: Comp Plan
Subject: Unincorporated ACFL Parcels Concerns

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

Planning Commission,

If I understand correctly, in the Comprehensive Plan Brochure, six “unincorporated” ACFL parcels have been designated as being added to the UGA. I assume this means that these parcels will become available for development. It would be criminal to begin carving in to these areas. I fear this is a slippery slope in to losing more and more of our most valuable resource. The Anacortes Forest Lands are a huge part of what makes our city the special place it is. If we must accept further population growth, let’s do it by increasing density in other areas of the city not our Forest Lands.

If possible, I would love to hear back from the commission regarding this issue.

Thank you.
Catherine Bearce
Anacortes
360 708-9725

Libby Grage

From: Martine Felts <mcfelts1@yahoo.com>
Sent: Saturday, August 9, 2025 1:28 PM
To: Comp Plan
Subject: 2025-2045 Comprehensive plan comment

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

Subject: Comments on Comprehensive Plan 2025 – Population Growth Projections

I strongly disagree with the assumption in the Comprehensive Plan that Anacortes will—or should—add nearly 5,000 new residents and 3,000 new jobs over the next 20 years. That level of growth is neither realistic nor appropriate for our small island community.

Anacortes' charm lies in its small-town feel, close connection to nature, and abundance of wildlife. Our location—on an island connected by a single bridge—places natural limits on land availability, infrastructure, and traffic capacity. Expanding to the scale the Plan envisions would require cutting down significant tree cover and encroaching on critical wildlife habitat. Our deer and other species have as much right to this land as we do.

Policies such as encouraging ADUs (Accessory Dwelling Units) in every backyard may work in urban areas, but they are not a good fit for Anacortes. Such measures would alter neighborhood character, increase congestion, and erode the qualities that make people want to live here in the first place.

Growth should not be the default goal. The City should ask whether the projected growth is necessary, desirable, or even possible without harming the very qualities that draw visitors and residents alike. Anacortes should prioritize protecting its environment, wildlife, and small-town character over meeting aggressive and speculative growth targets.

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Sunday, August 10, 2025 11:44 AM
To: Comp Plan
Cc: Darcy Swetnam; John Coleman; Libby Grage
Subject: RCW 35A.63.020

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

Dear Planning Commissioners

Now that you have declared your intention to move forward with middle housing and ADUs on what were formerly single family lots without a project specific public notice and opportunity to comment process, I respectfully request that you review, if you have not already done so on the record, the applicability of RCW 35A.63.020 "Conflicts of Interest" to your current Comprehensive Plan proposal:

"If any person or persons on a planning agency concludes that he or she has a conflict of interest or an appearance of fairness problem with a matter pending before the agency so that he or she cannot discharge his or her duties on such an agency, he or she shall disqualify himself or herself from participating in the deliberations and the decision making process with respect to the matter. If this occurs, the appointing authority that appoints such a person may appoint a person to serve as an alternate on the agency to serve in his or her stead in regard to such matter."

If you have already addressed this requirement, I request a citation to the applicable Planning Commission public meeting. I would highlight that RCW 35A.63 does not just apply to the final decision but also to deliberations and that the use of alternates is a standard procedure to ensure fairness to all concerned.

Thank you.

Ian Munce
1711 Quail Drive

Libby Grage

From: Ron Lindsay <rwllindsay@mail.com>
Sent: Sunday, August 10, 2025 6:16 PM
To: Comp Plan
Subject: Comprehensive plan comments

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Please consider these additions to policies in the comprehensive plan

Policy CE-7.6. Marine and air trip reductions

Reduce greenhouse emissions in the city by exploring ways of reducing the boat or aircraft size, the number, and the extent of both marine and air fossil-fuel based recreational trips through education and limiting easy access to fuel.

Policy EC-9.4, Jackhammers in residential construction

Jackhammers used in residential construction often adversely affect a large area of the community with very loud noise often for many weeks on end at all hours of the day, disrupting sleep and outdoor activities. The wider community pays a high price for the benefit of an individual. Consider an ordinance to allow the use of jackhammers in residential construction only for a maximum of ten days per project and only between the hours of 9AM to 4PM.

Policy T-1.9. A. Provide adequate shoulders, safe bicycle lanes, sidewalks, and street lighting on the entire SR 20 Spur from Commercial Avenue to the Ferry Terminal, consistent with RCW 47.04.035 Complete Streets Principles and the 2020 WSDOT Active Transportation Plan. Add additional pedestrian crossing walks and lights.

Policy T-4.17. Budget for, and provide, the maintenance and repair of existing, as well as the construction of new sidewalks and ramps to meet ADA standards according to priorities established in the 2016 2024 ADA Transition Plan. Consider establishing an annual goal of a certain number of blocks of new sidewalks, perhaps five or more. Complete the corner sidewalks where they are missing, again with an annual goal.

Thank you,
Ron Lindsay

Libby Grage

From: Dara Grotte <dgrotte@earthlink.net>
Sent: Wednesday, August 20, 2025 5:44 PM
To: Comp Plan
Subject: Middle Housing, ADU's, and Heat Pumps

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

I live in Woodridge Estates which is a 40 home PUD with smaller than normally allowed lot sizes. They were able to forgo the need to make our lots the usual size by putting several greenbelts (common areas) in our neighborhood. The combined acreage gets us up to the needed acreage per lot. As such our houses are closer together than many, about 12 to 15 feet between homes here.

One of my next door neighbors installed an external heat pump in May 2024 which has destroyed the livability of my home. My neighbor chooses to not address this despite my requests. I have good reason to believe their installed has told them they are on the hook for the problems. The city to date has not come out to inspect despite my requests. The city and my neighbor knows there are code violations. My real estate agent has told me I need to disclose this when I sell my house because of the health problems I experience due to it. I now perpetually have a house filled with dehydrated detergent soot, likely due to the heat pump being located one foot away from their dryer vent. I wasn't sure I could continue to live in my house late last November because the air in my home was so thick with highly dehydrated detergent soot that I was having difficulty breathing (I am not a person that normally has any breathing problems). That isn't the only problem, just the worst one. The noise from their heat pump fills the entire interior of my house during winter. It is well over Washington state's maximum permissible noise level allowed in residential areas, particularly at night a time when it often runs, per noise code WAC 173-60-040.

The more externally installed heat pumps get put into use the worse these problems will become in crowded living. The two conflict, heat pumps and close together living. The real estate agent that tells me I need to disclose the health problems coming from my neighbor's heat pump also told me heat pumps are not allowed in condominium complexes due to their noise. My neighbor's heat pump nearly always is well over the state's allowed noise levels for residential living.

I know first hand the city of Bellevue is regulating heat pumps and shuts them down when they are not to code. Anacortes needs to do the same. Anacortes also needs to be putting in place municipal codes for heat pumps that are in line with the planning you do for residential neighborhoods. Either that is not in place in this municipality now or it is not being enforced. My house is now neither reasonably livable nor marketable due to this city's lack of enforcement of heat pumps in residential areas. You need to be addressing this. The more you allow increased housing density the worse this problem will become. Unless you just out and out ban heat pumps.

You will have increasing animosity between neighbors if you don't start dealing with heat pumps in crowded living spaces.

I encourage you to forgo increased housing density.

Dara Grotte
4503 Blakely Drive

Libby Grage

From: Karen Thomson <carmentortuga@hotmail.com>
Sent: Wednesday, August 20, 2025 3:37 PM
To: Comp Plan
Subject: comprehensive plan 2025-2045
Attachments: comprehensive plan.pdf

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

From Karen Thomson – lived here since 1993

2025-2045 Comprehensive Plan

Karen Thomson - 1993

4601 Camano Pl

Anacortes WA

360 941-3131

- I oppose the city in plans to build an event center on Cap Sante Marina parking area. The Port does have other properties.
- The climate mandate of 2023 should be reviewed before locking a city plan in place. Our climate will always be in flex.
- ADUs on all lots is too extreme why not a transition of this new code.
- I believe a bike lane on Old Town Commercial is dangerous. The contact between a parked car open door and bicycle is sure to collide. Why couldn't the bike lane be on O or Q Avenues?
- The biggest problem with traffic happened a long time ago when Safeway was given the right to block our city grid at its most important intersection. Give more importance to better traffic flow with more community streets.
- Reducing speed on Oakes to 30 mph is nonsense. I trust that street is certified for 40. It is a primary artery treat as such. The gentleman who campaigned for a slower speed limit should be assured that a deer can be hit and killed at 30 or 35 or 40. Allow traffic to flow. Impede traffic is not your job. Traffic does not go away so at least allow it to flow.

- Please control building height. Vancouver BC has done a great job to allow view corridors to water views with building placement and variety of height. Don't build walls of apartment buildings.

Libby Grage

From: stilld1@comcast.net
Sent: Tuesday, August 19, 2025 12:31 PM
To: Comp Plan
Subject: Citizen comments on the Comprehensive Plan

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

These comments are from a citizen who has resided here for 26 years, and old enough to have resided in other small and large cities.

First on increasing Housing Opportunities:

Currently, increased housing has increased traffic both on local streets, on SR 20, and has made local grocery stores a madhouse for both shopping and frenzied parking. And how has it affected the schools' student/teacher ratios, already in jeopardy for funding?

For many years, having a job that moved us from place to place every few years required real estate hunting, and we had to look carefully for what we could afford that still had good schools. There were always desirable areas where housing was far out of range of our budget, which made us look carefully. We chose to move to Anacortes when our jobs moved us to Skagit County, and we sought the quality of Anacortes schools. We had sticker shock 26 years ago! So we had to look diligently for a 'fixer upper' that we could barely afford at the time. Additionally, at that time, the local Real Estate agent looking for more profit made it a challenge for us to actually buy a home. We persevered, and made it work. If folks need to look harder at Oak Harbor or Mount Vernon or Sedro Woolley for less expensive area housing, then so be it. Continuing the increase of housing opportunities, especially from multi-level apartments and/or condos, is already eating away at the quality of life that once was a hallmark of living in Anacortes.

Along with many of our neighbors, we are finding life more difficult with the increase in crime and traffic and struggles for basic shopping.

The hard fact is that this is an ISLAND, with preserved community forest lands, so possible land within town for development or zoning for apartment is limited unless you are willing to destroy the small-town qualities of life for which many of us already paid (or are still paying) our dues. Although limited due to our Geology, there remains property *outside* of the city that could be zoned/developed for housing opportunities. Much of the property that could be developed for housing on the perimeters of Anacortes is Tribal property. Perhaps there could be discussion with the tribes about building apartments on their lands adjacent to SR 20?

Second on Economic Development:

ED 2.2-'Spending' is going to Mount Vernon and Oak Harbor, due to the fact that there is no clothing (including shoes) for children, teens, or men in Anacortes other than at Thrift stores. And for women, unless you shop at the Thrift stores, the women's clothing stores are very expensive, prompting us to go to Mount Vernon or Oak Harbor to shop. The same is true for many basic household supplies such as towels, linens and cookware: go to Thrift shops or go to Mount Vernon. It is a sad fact that online shopping has driven many such stores out of business, but when one needs socks, shirts or shoes (affordable) it is good to have a place nearby to get what one needs. And considering the rising price of gasoline, locals can save money if necessary goods are available right here in town.

ED 2.3-'Encourage businesses that provide goods not available in the community'. See above on spending going out of town! For years I have wished that Anacortes had a 'Mercantile' such as the one in Port Townsend adjacent to the ferry landing (Quimper Mercantile). They stock clothing, shoes, household supplies and a host of 'tourist' treats at reasonable prices. It has been in business for many years now, and it might be worth studying for the sake of both our own community needs and the needs of tourists passing through that also need basic items. There is a slightly similar store in Langley, near the Mukilteo-Clinton ferry landing that has also stayed in business for many years.

ED 3.8-Encouraging tourists to patronize local businesses. See my comments for ED 2.2 and 2.3 on creating a Mercantile. Also consider that many tourists are in our region for camping and hiking, whether at Deception Pass or in the San Juans, and having decent shoes, socks or raincoats available would be nice. (Also for us locals who walk our own trails and paths and camp in our regional parks). How about "Island Life Mercantile"?

Third on Transportation:

T-32-There needs to be serious work with SKAT to enable a reliable *work-time* transit direct from Anacortes to Mount Vernon, with functional transfers there to Mount Vernon-Burlington employers and Skagit Regional Clinics. (which is also a large employer). For years, the only way to get to Mount Vernon via SKAT transit has been to get to the March's Point Park and Ride (per their Ferry schedule stops) and then transfer. During my own working years, this schedule was complicated, and the times were not conducive to getting me to work in Mount Vernon on time, so I had to drive instead of taking a bus. Perhaps as the City is increasing its housing/population, you can survey where/what region folks are driving to work so some transportation options can be developed. Even posting Ride Share options in a public location, such as the library, would help. It has been obvious in the last year how traffic is backing up at the Sharpes Corner roundabout and at the SR 20 traffic lights during high-use work hours.

Thank you for considering these points. Please note in particular the need for affordable family clothing and home needs that could be provided by a Mercantile type of store. I have spoken to many residents who resent needing to drive out of town for clothing for their family.

Debra J. Hall

Libby Grage

From: John Coleman
Sent: Monday, August 18, 2025 8:16 AM
To: Comp Plan
Subject: FW: Please place this letter in package for Wednesday's planning Commission meeting

John Coleman, AICP
Director of Planning, Community and Economic Development
City of Anacortes
360-293-1901

-----Original Message-----

From: William Turner <bill.h.turner@gmail.com>
Sent: Sunday, August 17, 2025 12:56 PM
To: Linda Martin <lindam@cityofanacortes.org>; John Coleman <johnc@cityofanacortes.org>; CityClerk <cityclerk@anacorteswa.gov>; City Council <citycouncil@anacorteswa.gov>
Cc: njohnson@goanacortes.com
Subject: Please place this letter in package for Wednesday's planning Commission meeting

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

Dear Planning Commission,

I was intrigued to see City leadership reminding you (by forwarding a December PC Agenda package) that prematurely and prior to your Comprehensive Plan Public Hearing on August 27, you have already voted to reject a public notice and opportunity to comment process. Not very subtle.

I want to remind you that the survey conducted as part of the Housing Action Plan was not a random sample survey of Anacortes residents but was open to folks who do not even live here. Further, the deciding factor on most questions was "maybe/need details".

I write to inform you that as a result of the City's abject failure to reach out and engage your constituents and talk about the need for public notice and comment on Middle Housing (and ADUs), or not, the "maybes" are moving decisively into a no middle housing mode.

From my housing advocacy point of view this is extremely disappointing. Most of my friends and acquaintances think that the barriers that you have placed on public participation are ridiculous, e.g. watching hour upon hour of PC videos, minutes delayed for months, 1000 plus page of documents that hide contentious issues rather than highlighting them for public input, and a bland postcard that places the burden on busy people to spend days reading or watching video. This is wrong by any measure.

You have every right and opportunity to revisit your December action. It was only brought to you in December to maneuver you into rejecting current public input. It's that obvious. I have sent several letters to Council and Planning Commission pointing out your lack of responsible outreach. It's up to Council to reach out effectively in order to get

enough feedback to make these important decisions about middle housing. Maybe you should start over before you vote on the 2025 Comp Plan.

Thank you for this opportunity to comment.

Bill Turner

Sent from my iPad

Libby Grage

From: Frank McCoy <mccoy_frank@yahoo.com>
Sent: Saturday, August 16, 2025 9:32 AM
To: Comp Plan
Subject: Bicycle Lanes

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

The need for cycling safety improvements:

Rte 20 has been repaved only to the fog line which creates a ridge making it dangerous for cyclists. In the 2-3' width there are dips ,bumps ,cut outs , and gravel patches creating hazards and creating a treacherous ride. The shoulder narrows considerably at the dip beyond Lovric's. This whole shoulder from town to the ferry needs to be widened to accommodate safe cycling.

The Guemes Channel Trail should be completed as a safe alternative.

There should be money in the 10% gas tax for non-motorized use for these improvements. Please include in the Comprehensive Plan as an immediate need.

Frank H McCoy
4205 Glasgow Way
Anacortes WA
360-333-2996

[Sent from Yahoo Mail for iPhone](#)

Libby Grage

From: Frank McCoy <mccoy_frank@yahoo.com>
Sent: Friday, August 15, 2025 12:18 PM
To: Comp Plan
Subject: Comment

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

I would like to see MJB property developed with a boardwalk or waterfront trail w/ restaurants, shops and retail/commercial development. It could have condos or apartments, too. We need public waterfront trails.

Frank H McCoy

[Sent from Yahoo Mail for iPhone](#)

4205 Glasgow Way
Anacortes WA 98221
360-333-2996

Libby Grage

From: Betty Anne McCoy <bamccoy41@gmail.com>
Sent: Friday, August 15, 2025 12:10 PM
To: Comp Plan
Subject: Comprehensive Plan 2025

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

It looks like the MJB property is going from Mixed use to Commercial Marine?? We have been hoping for a true waterfront restaurant. (Anthony's is a Marina view) The only one, Secret Cove, is no longer. How can we be a town on the waterfront without a waterfront restaurant?

Betty Anne Mccoy
bamccoy41@gmail.com
4205 Glasgow Way
Anacortes, WA 98221
360-391-2674

Libby Grage

From: Michele DeCarlo <mssldecarlo@gmail.com>
Sent: Thursday, August 14, 2025 9:40 PM
To: Comp Plan
Subject: Comments

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

Hello,

I would like to submit the following thoughts
to be added for consideration at the public hearing on Aug 27.

1) Transportation for seniors, so they can attend events, activities at the Sr Citizen Center and around town. Services that can get them about town to grocery shop, health care appts, salon appts. More personalized for the handicapped that find buses difficult to get off and on.

2) Pedestrian Safety, not just downtown but getting into town via walking and riding bikes. Crosswalks, especially at designated intersections for school children having to cross streets to get to the bus. Walking pedestrians trying to cross busy intersections.

More sidewalks coming into town along Oakes, Hwy 20, 12th. The people coming from WA Park into town are at risk with everytime they take the road into town and returning home or to ferry. There are no bike or safety lanes along the entire road.

Guemes trail into town is not all that important as many would have to drive to, to access, so then parking becomes an issue. Break ins and the limited parking areas are a concern.

3) Housing at affordable prices for senior citizens, who want to be dependent, cost controlled, self sufficient /handicap accessible and in a safe neighborhood.

4). More designated dog parks

5) Event Center with affordable facilities for adults, youth and children

6) More unified shopping downtown. Stores open all week, if we are a destination town, we need to have stores open for those visitors who travel here.

Thank you for your time and hoping to see these concerns addressed.

Robert and Michele Shaw

Libby Grage

From: Josh Couch <joshdcouch@gmail.com>
Sent: Thursday, August 14, 2025 7:07 PM
To: Comp Plan
Subject: Anacortes City Planning Thoughts & Comments

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

Hello,

Thank you for the mailed note to comment on the city planning. Here are a few of my thoughts as you plan the next 20 years for Anacortes.

1. Internet - First of all, I need to say good job on planning ahead with city wide high speed internet! I love its scalability, accessibility, and reliability. That was an amazing decision that is an enormous improvement for the area.

2. Parks & Recreation:

2a Kiwanis Meadows - As someone who is involved in coaching and participating in community sports (like soccer), I think it would be nice to have a multi-use turf field (that isn't strictly dedicated to baseball) somewhere in our community and accessible to the public. Maybe at Kiwanis Meadows?

2b Community Recreation Center - I see a plan for a full gymnasium. I think this is a great idea and it would be nice if this facility also accommodated indoor soccer activities.

3. Future Land Use:

3a - MMU Area bordering Q avenue - As someone who walks around Cape Sante Marina with weekly regularity, I am of the opinion that the waterfront trail should continue through that area. It's lovely to walk around Seafarers and it would be nice to have the path continue around the ESD building along the water. I am also of the opinion there should be a nice "fancy-dinner-type" restaurant to go in that MMU area with a waterfront view of Mt Baker (similar to the vibe and view at Anthony's).

3b - Cap Sante Marina - I would also request the walking around Cap Sante Marina remain open and easily walkable.

4. Accessibility

4a - 12th Street - We need a sidewalk and better biking shoulder that goes from downtown out to the ferry terminal!

Good job on the roundabouts and skate park!

Cheers,
Josh Couch

Libby Grage

From: timmessmer@comcast.net
Sent: Thursday, August 14, 2025 10:35 AM
To: Comp Plan
Subject: City Planning

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

As a long-time (>30 years) resident of Anacortes, I would like to let the Planning Commission & City Council know that many of us desire more transparency and information from you regarding the prospect of building apartments, tiny homes, and multi-family dwellings in our fine city. Disseminating this information keeps the builders and contractors accountable.

Residents who pay property taxes have the right to know of plans in progress and how they will affect our neighborhoods. **We ALL would like at a minimum to receive a mailed notice from the city as well as an opportunity to comment when these projects are being considered.**

Thank you,

Tim & Melissa Messmer
Anacortes, WA

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Tuesday, August 12, 2025 4:03 PM
To: Libby Grage; Comp Plan
Cc: Darcy Swetnam
Subject: Planning Commission Minutes

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

Dear Planning Commission

I have previously brought to your attention that your minutes being five months behind does not recognize that current minutes are essential for public participation, but have received no response.

I write now to raise a legal issue. RCW 42.30.035 Minutes states that "The minutes ... shall be promptly recorded". I seriously doubt that a video recording equates to minutes of actions taken and that promptly means within five months. I can raise this as an Open Public Meeting Act violation and/or Public Participation failure.

I do not want to be accused of not being forthright.

Sincerely,

Ian Munce
1711 Quail Drive

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Tuesday, August 12, 2025 3:39 PM
To: Matt Miller; City Council; CityClerk; Comp Plan
Cc: Darcy Swetnam
Subject: State Open Public Meeting Act (OPMA) Compliance-RCW 42.30

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

Dear Mayor, City Council, and Planning Commission

After feeling severely disadvantaged by a City Council Subcommittee, the Council Planning Subcommittee, directly advising the Planning Commission that 'cottage housing was especially appropriate in the R1 zone', I have done some research and concluded that the City is simply not following the Open Public Meetings Act in regard to its subcommittees.

I recognize that the Planning Subcommittee has regular twice monthly meetings but have been reliably informed that these meeting times/places are changed for the convenience of its three members and that public comment is routinely taken. Further, although these meetings are open to the public there is no published agenda, no recording, and no record of who was present and what testimony or public comment was received. I certainly had no means of knowing that the Planning Subcommittee was considering a direct recommendation to the Planning Commission as to the R1 zone; my public records request has produced no records of any kind regarding the meeting that produced the R1 recommendation. For instance, did the Subcommittee consider the Best Available Science Facet Consultant Report for the R1 zone? Or is this report that is currently before the Planning Commission new BAS information that mandates a different conclusion from the Planning Commission, rather than just following a directive from the Planning Subcommittee?

RCW 42.30.020(2) is explicit that these meeting are subject to OPMA requirements of published agenda, recording, and minutes: "Governing body means ... council ... or any committee thereof when the Committee acts on behalf of the governing body ... or takes testimony or public comment". RCW 42.30.060 elaborates that: "Any action taken at meetings failing to comply with the provisions of this subsection shall be null and void. To quote from the OPMA: "The people, in delegating authority, do not give their public servants the right to decide what is good for the people know and what is not good for them to know". Accordingly, I write to request that all communications to the Planning Commission from the Council Planning Subcommittee be acknowledged as null and void and that your subcommittees follow the OPMA going forward.

Someone will undoubtedly point out that I have a Superior Court remedy, one that could award attorney fees. However, I respond that I can, based on Growth Management Hearings Board precedents, raise a public participation violation and achieve the same result.

Sincerely,

Ian Munce
1711 Quail Drive

Libby Grage

From: Jordan Hay <jordanhay@downtownanacortes.org>
Sent: Friday, August 22, 2025 11:24 AM
To: Comp Plan
Cc: board@downtownanacortes.org
Subject: Public Comment from Downtown Anacortes Alliance - Anacortes 2025 Comprehensive Plan

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

August 22, 2025
City of Anacortes Planning Commission & City Council

Dear Commissioners and Councilmembers,

On behalf of the Board of Directors of the Downtown Anacortes Alliance (DAA), we thank you for your diligent work on the 2025 Comprehensive Plan update. As the state-designated Main Street organization for Anacortes, our mission is to strengthen the economic vitality, historic character, and sense of place in our downtown. The Comprehensive Plan serves as a critical guide for our own planning work, and we appreciate the City's recognition of Downtown Anacortes as the heart of our community.

We strongly support several key updates in the 2025 Comprehensive Plan, including:

-
-
- **Downtown & South Commercial Corridor (LU-7):**
- Clearer language affirming the economic vitality of Downtown as a primary goal.
-
-
-
- **Housing (LU-7.1.B):**
- Flexibility for more residential development downtown, which we see as essential for vitality and business sustainability.
-
-
-
- **Community Gathering Spaces (LU-5):**
- Emphasis on downtown areas for plazas, events, and public art, which aligns directly with our public space and streetscape initiatives.
-
-
-
- **Waterfront Connections (LU-8.1.B):**
- Commitment to strengthening connections between Downtown and the waterfront, including Cap Sante Marina and Fidalgo Bay.
-
-
-
- **Pedestrianization (LU-7.2):**

- Exploration of partial street closures and enhanced pedestrian zones to make downtown safer and more inviting.
-
-
-
- **Arts & Creative District:**
- Recognition of the Anacortes Creative District as a partner in shaping arts, culture, and community life downtown.
-

At the same time, we encourage the City to be mindful of a few areas where implementation details will matter:

-
-
- **Parking vs. Pedestrianization:**
- Strong parking management policies are important, but should not dilute the vision for walkable, people-first streets downtown.
-

Overall, we believe the Comprehensive Plan sets a strong direction for the future of Downtown Anacortes. With thoughtful implementation, it can ensure that our core remains welcoming, thriving, and sustainable for decades to come.

We thank you for the opportunity to comment and for your continued partnership in strengthening the heart of our community.

Sincerely,

Board of Directors

Downtown Anacortes Alliance

--

Jordan Hay

Executive Director, Downtown Anacortes Alliance

DowntownAnacortes.org

360-207-5770

JordanHay@DowntownAnacortes.org



Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Thursday, August 21, 2025 10:42 AM
To: Matt Miller; City Council; CityClerk; Darcy Swetnam; Comp Plan
Subject: Comments on Proposed Ordinance No 4096 For August 25, 2025

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

Dear Mayor and City Council

Given that there is almost no public support for locating cottages, duplexes, triplexes, and fourplexes on what were single family lots (and for off-street parking waivers) without a public notice and an opportunity to comment process, I understand why some would propose this change. But it is just wrong on so many levels.

Background

Key provisions in the current Anacortes Municipal Code AMC 2.30 include fairness, impartiality, attorney with at least five years experience in land use planning and land use law, activities consistent with the Washington State Code of Judicial Conduct, administer oaths, examine witnesses, conduct discovery, hold hearings, and adoption of rules of procedure.

Most importantly, AMC 2.30.080 “conflict of interest and freedom from improper influence” mandates that “The Hearing Examiner may not conduct or participate in any hearing or decision in which the Hearing Examiner has a direct or indirect personal interest that might exert such influence upon the Hearing Examiner that might improperly interfere with the decision-making process.”

And

“No City official or any other person may attempt to interfere with it improperly influence the Hearing Examiner in the performance of his or her duties. Violation of this subsection is a misdemeanor, punishable by up to ninety days in jail, or a fine of up to one thousand dollars, or both.”

Observations

The City has major decisions to reach in the next two years as to the environmental impacts and mitigation assessed for its comprehensive plan, zoning, development regulations, critical area protections, shoreline master plan, and stormwater plan.

The hearings involved in these proceedings will take days, not minutes, of your time, which is typically why cities adopt a Hearing Examiner (HE) system in the first place. The HE system also provides a vital check on appearance of fairness and improper influence issues and challenges.

Comments

1. I note that this Ordinance Amendment will be convincing evidence in and of itself of your lack of conviction that an independent party with rigorous ethical standards would uphold some of your contemplated notions.

2. The City Attorney will undoubtedly have advised you that State Environmental Policy Act Determinations of Non-Significance that do not involve substantive environmental analysis have recently been determined by the State Supreme Court to be unacceptable and yet that is the course you are continuing to pursue.

3. I submit that changing the 'rules of engagement' towards the end of your Comprehensive Plan public process is a straightforward violation of the Growth Management Act's Public Participation mandates.

4. It beggars belief that you would consider yourselves to be qualified to place yourselves in a position to hear an appeal of plans, regulations, and projects that you have already drafted and formally endorsed. And that you would replace professional impartiality with political judgement.

Please do not adopt proposed ordinance no. 4096. It is just bad public policy.

Sincerely

Ian Munce
1711 Quail Drive

Libby Grage

From: Sarah Duck Loudermilk <louderduck@gmail.com>
Sent: Thursday, August 21, 2025 10:29 AM
To: Comp Plan
Cc: City Council
Subject: Comment for August 27 Planning Commission public hearing

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

Dear Commissioners and City Council members,

I am writing with comments regarding the Draft 2025-2045 Comprehensive Plan. When “middle housing” developments are being planned (i.e. apartments, ADUs, multistory, etc), especially in established neighborhoods and forested areas, I feel that neighboring properties should be informed of these plans, and given a chance to respond with any concerns about the development. Evidently this step has been eliminated in the future plan.

Anacortes has so many assets, foremost is the small town feel. We have limited areas to develop, and expanding our city’s footprint will take away from that small town atmosphere - as well as impacting our beautiful forestlands and coastline. Can we work for accessible/affordable housing without growing exponentially in population?

I acknowledge that I am part of the problem, having moved here from another state a few years ago. We came here—and invested here—because of the idyllic small-town feel of Anacortes. Our former home was in a Historic neighborhood that was negatively transformed by townhouse and apartment mid-rise and high-rise development. This may make sense in a large metropolitan area - but not here. I’d hate to see it happen in Anacortes. I’d like the planning commission to focus on the housing we have - and making it work better for our population. ADU’s and multi-family developments are great, within reason. Renovating old properties in a mindful way, or using existing footprints to redevelop - such as the building at 7th St and O. We should not be building for uncontrolled growth that takes away all of the natural beauty of our little island.

Thank you for the opportunity to comment.
Regards,
Sarah Duck Loudermilk

Libby Grage

From: Ian Munce <ianmunce@gmail.com>
Sent: Thursday, August 21, 2025 10:42 AM
To: Matt Miller; City Council; CityClerk; Darcy Swetnam; Comp Plan
Subject: Comments on Proposed Ordinance No 4096 For August 25, 2025

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

Dear Mayor and City Council

Given that there is almost no public support for locating cottages, duplexes, triplexes, and fourplexes on what were single family lots (and for off-street parking waivers) without a public notice and an opportunity to comment process, I understand why some would propose this change. But it is just wrong on so many levels.

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Sincerely

Ian Munce
1711 Quail Drive

Libby Grage

From: Jordan Hay <jordanhay@downtownanacortes.org>
Sent: Friday, August 22, 2025 11:24 AM
To: Comp Plan
Cc: board@downtownanacortes.org
Subject: Public Comment from Downtown Anacortes Alliance - Anacortes 2025 Comprehensive Plan

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

August 22, 2025
City of Anacortes Planning Commission & City Council

Dear Commissioners and Councilmembers,

On behalf of the Board of Directors of the Downtown Anacortes Alliance (DAA), we thank you for your diligent work on the 2025 Comprehensive Plan update. As the state-designated Main Street organization for Anacortes, our mission is to strengthen the economic vitality, historic character, and sense of place in our downtown. The Comprehensive Plan serves as a critical guide for our own planning work, and we appreciate the City's recognition of Downtown Anacortes as the heart of our community.

We strongly support several key updates in the 2025 Comprehensive Plan, including:

-
-
- **Downtown & South Commercial Corridor (LU-7):**
- Clearer language affirming the economic vitality of Downtown as a primary goal.
-
-
-
- **Housing (LU-7.1.B):**
- Flexibility for more residential development downtown, which we see as essential for vitality and business sustainability.
-
-
-
- **Community Gathering Spaces (LU-5):**
- Emphasis on downtown areas for plazas, events, and public art, which aligns directly with our public space and streetscape initiatives.
-
-
-
- **Waterfront Connections (LU-8.1.B):**
- Commitment to strengthening connections between Downtown and the waterfront, including Cap Sante Marina and Fidalgo Bay.
-
-
-
- **Pedestrianization (LU-7.2):**

- Exploration of partial street closures and enhanced pedestrian zones to make downtown safer and more inviting.
-
-
-
- **Arts & Creative District:**
- Recognition of the Anacortes Creative District as a partner in shaping arts, culture, and community life downtown.
-

At the same time, we encourage the City to be mindful of a few areas where implementation details will matter:

-
-
- **Parking vs. Pedestrianization:**
- Strong parking management policies are important, but should not dilute the vision for walkable, people-first streets downtown.
-

Overall, we believe the Comprehensive Plan sets a strong direction for the future of Downtown Anacortes. With thoughtful implementation, it can ensure that our core remains welcoming, thriving, and sustainable for decades to come.

We thank you for the opportunity to comment and for your continued partnership in strengthening the heart of our community.

Sincerely,

Board of Directors

Downtown Anacortes Alliance

--

Jordan Hay

Executive Director, Downtown Anacortes Alliance

DowntownAnacortes.org

360-207-5770

JordanHay@DowntownAnacortes.org

ANACORTES

2025 Comprehensive Plan Update

August 27, 2025

Planning Commission Public Hearing



Be a part of the future of Anacortes!
PLANACORTES.COM

*2025 - 2045
Comprehensive
Plan Update*

The background image is a composite of three horizontal panels. The top panel shows a range of mountains under a clear sky. The middle panel shows a row of evergreen trees. The bottom panel shows a coastal town with a large marina filled with sailboats in the foreground, a parking lot with cars in the middle ground, and various buildings, including a prominent red one, in the background.

Background

Purpose of Tonight's Hearing

Opportunity to provide formal public input on the proposed updates to the City's Comprehensive Plan



Background

What is the Comprehensive Plan?

Long-range plan that guides growth, development, and investment over the next 20 years.

Contains Land Use, Housing, Economic Development, Capital Facilities, Utilities, Transportation, Parks/Recreation/Open Space, Environment & Conservation, Climate Elements

Required under WA State Growth Management Act

Background

Growth Management Act – RCW 36.70A

Requires fast-growing counties and cities to plan to manage population growth

- *Comprehensive plans*
- *Implementing development regulations*

Planning goals – RCW 36.70A.020

- | | |
|--------------------------|---|
| 1. Urban growth. | 8. Natural resource industries. |
| 2. Reduce sprawl. | 9. Open space and recreation. |
| 3. Transportation. | 10. Environment. |
| 4. Housing. | 11. Citizen participation and coordination. |
| 5. Economic Development. | 12. Public facilities and services. |
| 6. Property rights. | 13. Historic preservation. |
| 7. Permits. | 14. Climate change and resiliency. |
| | 15. Shorelines of the state. |

*Not in order of priority.
Used to guide
development of
comprehensive plans,
development regulations,
other plans.*

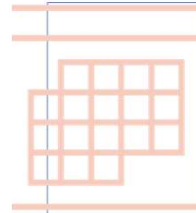
Background

Why are we doing the update?



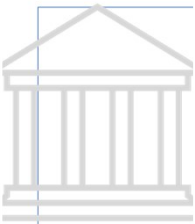
Growth Management Act (GMA) requires it

Fast-growing counties/cities must plan to manage population growth



GMA mandates review/update every 10 years

Last update - 2016



Consistency between local policies and implementing regulations with state law



Helps city plan appropriately for growth

What is included in the update?

GMA - Required Updates (Mandatory)

- Update Comprehensive Plan & Development Regulations (including critical area regulations)
 - Updated growth projections & UGA capacity
 - Changes in state law
 - HB 1220 (2021) – planning for and accommodating housing needs by income level and addressing racially disparate impacts
 - HB 1181 (2023) – climate planning and environmental justice
- Consistency between elements and regulations

Background

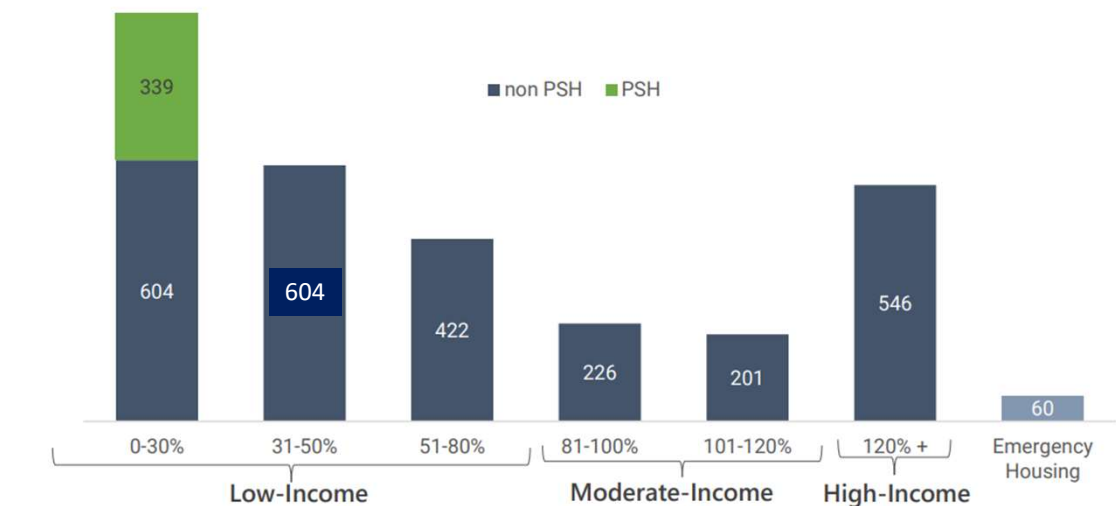
GMA – Required Updates

- 20-year growth projections (through 2045)

Source: Skagit County
Countywide Planning Policies
Adopted March 2025
[2025 Skagit CPP 032525.pdf](#)

	Estimated 2022	Projected 2045	Projected Growth
Population	17,983 people	22,971 people	+ 4,988 people
Employment	9,503 jobs	12,648 jobs	+ 3,145 jobs
Housing			+2,942 homes

Figure 14. Anacortes Projected Housing Needs by Income Band, 2020-2045



Source: Skagit County Growth Management Act Steering Committee Revised Targets 9-18-2024

What is included in the update?

Updates to Address Local Needs

2025 Docket, Resolution 3161

- Policy revisions – housing, walkability, historic preservation
- Future land use map changes, UGA boundary change
- Development regulation amendment requests

<https://www.anacorteswa.gov/DocumentCenter/View/28214/Resolution-3161-executed>

Background

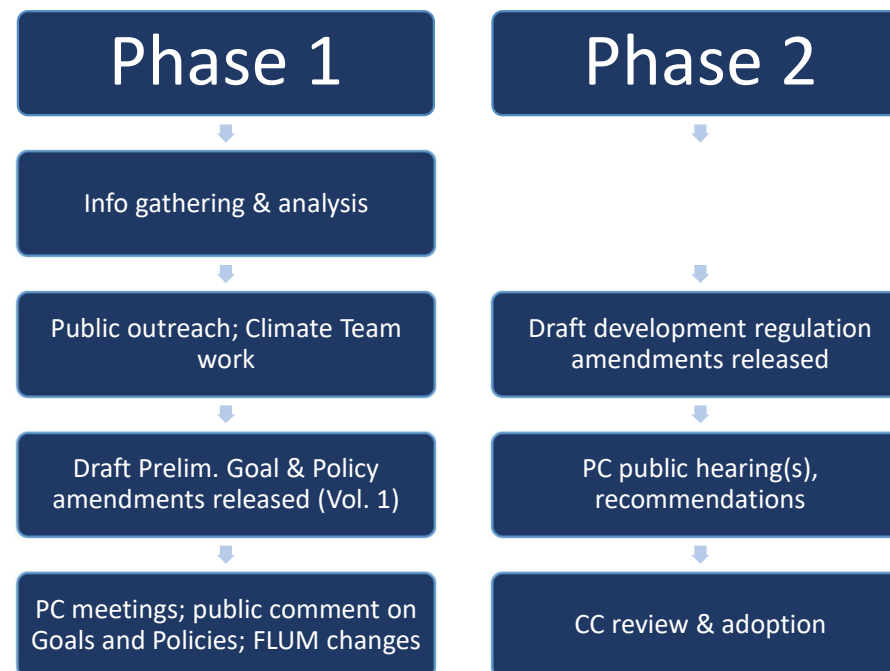
What is Being Updated - Summary

	1. Comprehensive Plan	2. Development Regulations	3. Critical Area Regulations
What it is	Long-range plan that guides growth, development, investment over the next 20 years. - Goals & Policies for all elements (Vol. I) - Future Land Use Map - Background info & analysis (Vol. II)	Rules that govern what can be built on the ground, and how: - Zoning Map - Lot size, setbacks, height - Permitted uses - Community design - Subdivision - Parking - Site & Building Design Standards	Development regulations that designate and protect critical areas - Wetlands, FWHCAs - Geohazard, CARAs, FFAs
Updates based on...	Consistency with GMA, CPPs, 2025 Docket		
Current Status	Public hearing tonight (8/27/25)	Drafting	BAS review to inform needed updates
Next Steps	PC public hearing continued; SEPA review; PC deliberation & recommendation to CC	Draft to be released - September 2025	Public engagement
Deadline	December 31, 2025	December 31, 2025	December 31, 2026 <i>(assuming continued substantial progress per RCW 36.70A.130)</i>

Process

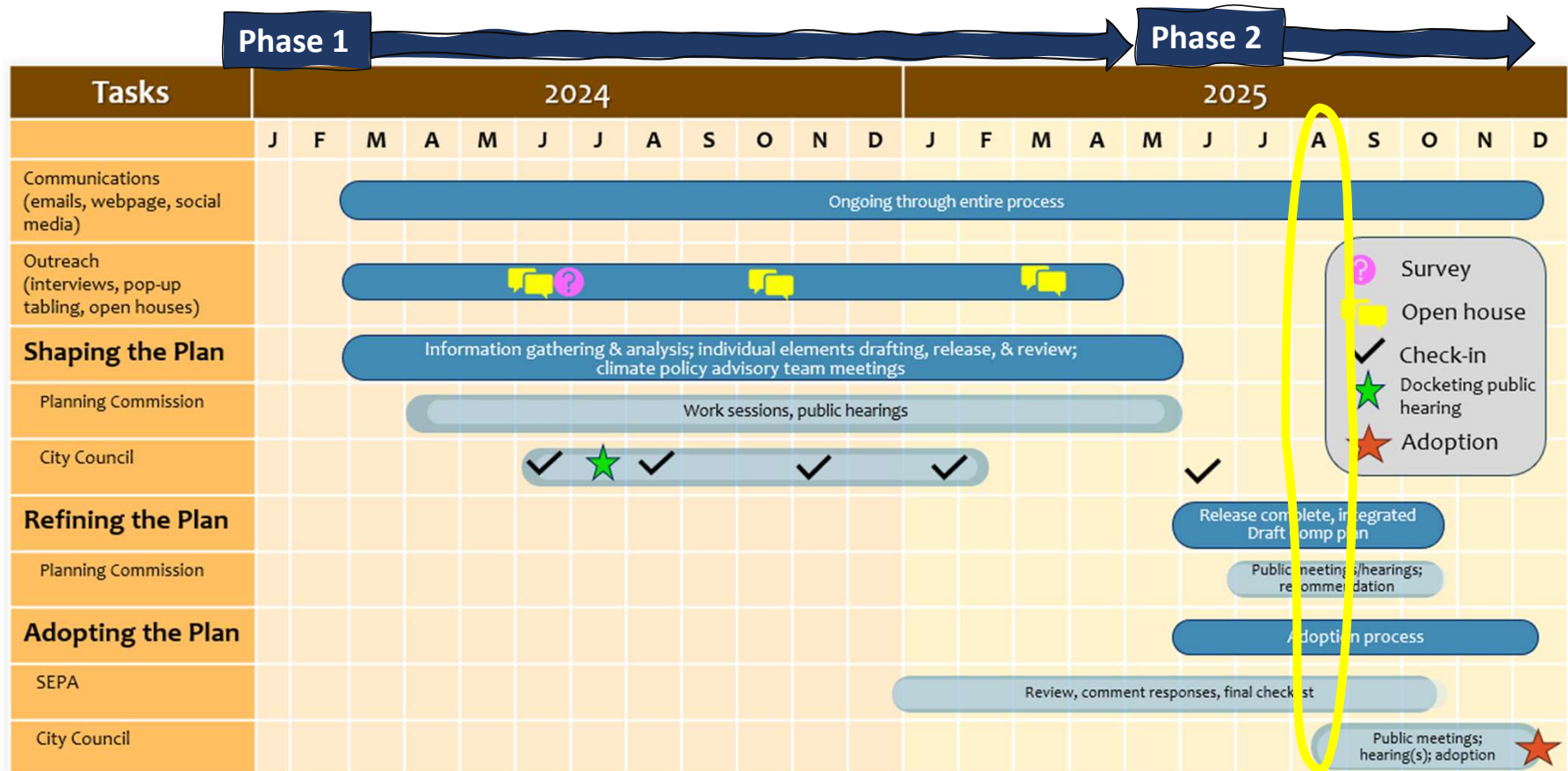
What is the process for review and adoption?

Two-Phase Public Review Process



This diagram shows a simplified process for brevity.

Project Timeline



Updated 6/9/25

Note: A more detailed schedule is available at www.planacortes.org. The schedule will be updated regularly throughout the process.

Next Steps – PC Schedule (Tentative)

PC Meeting Date	Agenda
August 27 (TONIGHT)	Public hearing – Comprehensive Plan (scheduled; keep open)
September 10	Public hearing – Comprehensive Plan (continued) Discussion – Development Regulations
September 17 (special)	Discussion – Development Regulations
September 24	Deliberations & Recommendation – Comprehensive Plan Discussion – Development Regulations
October 1 (special)	Deliberations & Recommendation – Comprehensive Plan (if needed)
October 8	TBD; possible shoreline permit public hearing
October 22	Public Hearing, Deliberations & Rec. – Development Regulations
October 23 (Thurs.) or October 29 (Wed.)	Continued public hearing, deliberations & rec – Development Regulations (if needed)

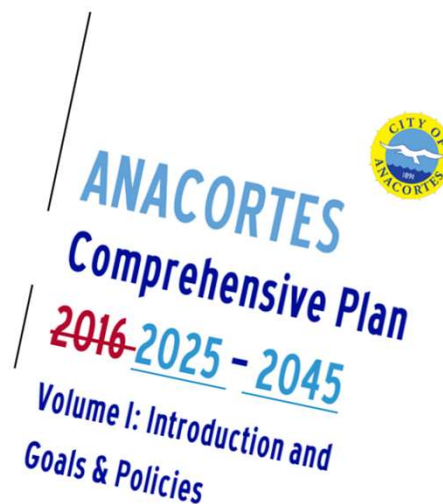
How to Comment

The Draft Plan is available for review and comment!

www.planacortes.org

How to comment:

- Written comment period opened July 16, 2025; extended to September 24, 2025
- Email comments to CompPlan@anacorteswa.gov
- Mail comments to PCED, PO Box 547, Anacortes WA
- Provide comment at tonight's public hearing



Draft 2025-2045 Comp. Plan & Supporting Documents

www.planacortes.org

- Documents available on the website:
 - Draft Comprehensive Plan
 - Engagement Summary Report
 - Land Capacity Analysis
 - Racially Disparate Impacts Analysis
 - Climate Vulnerability & Risk Assessment Report
 - Greenhouse Gas Emissions Inventory Report
 - Policy revision trackers (Phase 1)

2025 Periodic Update

Public Hearing



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*2025 - 2045
Comprehensive
Plan Update*