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

February 11, 2026
6:00 PM

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

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
 - a. Minutes of 12/10/2025 were submitted for approval
4. **Public Comment**
5. **Public Hearings**
6. **Other Business**
 - a. Election of Officers
 - b. Discussion of Planning Commission Meeting Day
7. **Planning Department Update**
8. **Adjournment**

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

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Anacortes Planning Commission Minutes - December 10, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of December 10, 2025, at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Frank Jeretzky, Paul Ryan, and Luke Carrier were present. Commissioner Mike Mills was absent. Jim Stoneman moved to excuse Mike Mills and Paul Ryan seconded. All Ayes.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Minutes

Minutes of 11/12/2025 were submitted for approval.

Minutes from November 12th, were submitted for approval. Jim Stoneman moved to approve the minutes submitted. Luke Carrier seconded. All Ayes.

Public Comment

Chairperson Linda Martin invited the public to comment on any item not on the agenda.

No one present wished to address the Council on any topic not already on the agenda. No comments.

Public Hearings

Open-Record Pre-Decision Public Hearing — Port of Anacortes West Basin Redevelopment Framework Development Plan (FMW-2023-0001) & Shoreline Substantial Development Permit (SDP-2023-0003)

Senior Planner, Grace Pollard presented Land Use Permits FMW-2023-0001 for the Port of Anacortes West Basin Redevelopment Framework Development Plan and SDP-2023-0003 Shoreline Development Permit.

Linda Martin: Asked about the drafted documents.

Grace Pollard: Responded to the draft and how it has not been finalized yet.

Port of Anacortes Director John Dumas spoke about project goals and the timeline of the Port's plan. Also advised on the history of this plan since 1983.

Planning and Project Manager for Port of Anacortes, Kevin Anderson: Spoke about the application and the process since July 2023.

Pacific Surveyor and Engineer Adam Morrow: Went over the boundary line adjustment, easements, along with other technical information.

Kevin Anderson: Spoke about the staff recommendations and what the Port would like the record to reflect.

Linda Martin: Recognized one of the Port Commissioners in the audience.

Chairperson Linda Martin opened the public hearing by inviting the public to comment on any item on the agenda.

Jamie Martin, a resident of Anacortes, had a question about the dog park and if they could keep the dog park there until they find a developer.

Public hearing closed.

Discussion:

Jim Stoneman: Asked the same question about the dog park and if that can be played out?

John Dumas: Spoke about the temporary dog park and do not believe that it was never intended to be a

long-term dog park.

Linda Martin: Advised that there were several public comments about the dog park. Along with the height of the buildings that will be developed.

John Dumas: Addressed the concern about the height of the new buildings.

Linda Martin: Asked to confirm the height restriction.

Luke Currier: Wanted to know more about the jobs that will be available and the study that was completed on it.

John Dumas: Advised about the 2014 & 2018 study and advised on the type of businesses that will be added, such as restaurants, retail, hotel, etc.

Luke Currier: Confirmed what will be placed in the mixed-use zone.

John Dumas: Confirmed, which will provide better relations with the city.

Linda Martin: Asked about staff report and the scope of work.

Grace Pollard: Addressed her concerns, not all details were listed. Also advised on the heights of the buildings.

Linda Martin: Wants to confirm 5 stories?

Grace Pollard: Confirmed.

Frank Jeretzky: Asked about traffic control.

Grace Pollard: Advised that the applicant hired a professional for the traffic and impact on the city.

Frank Jeretzky: Talked about the concerns on traffic control and not parking.

Grace Pollard: City engineer has reviewed the project and show no concerns.

John Coleman: Advised the standards that the city has put in place to handle the problems in the future.

John Dumas: Advised that they are also working on those issues.

Linda Martin: Addressed concerns about the capacity of water and sewer.

Grace Pollard: Advised that this issue has been reviewed and it is not an issue.

Libby Grage: Clarified the height requirements.

Linda Martin: Spoke on conditions.

Grace: Talked about an edit for the conditions.

McCombs: Recommended the planning commission to move the city council for the Port of Anacortes West Basin Redevelopment Framework Development Plan and for the Shoreline Development Permit with the 16 conditions.

Jim Stoneman: Seconded the motion and will move to city council.

All Ayes. Motion passed.

Open-Record Pre-Decision Public Hearing — Strandberg Construction Unit Lot Subdivision & Cottage Development ULS-2025-0001

Senior Planner Grace Pollard: Presented the Strandberg Construction Unit Lot 17 Subdivision and Cottage Development ULS-2025-0001 permit.

Linda Martin: Asked about the colors, private yards, porches and parking.

Grace Pollard: Confirmed the information on the colors. Also advised the buffer and critical areas alterations.

Chairperson Linda Martin opened the public hearing by inviting the public to comment on any item on the agenda.

Port Commissioner Terry Carroll-Gillis: Commented on the cottages.

Public hearing closed.

Discussion:

Frank Jeretzky: Asked about lot 21 and if it could be subdivided later.

Grace Pollard: Confirmed no.

Will McCombs: Asked about parking spots and garages for each unit.

Grace Pollard: Confirmed the colors.

Will McCombs: Asked about setbacks and driveways.

Grace Pollard: Went over setbacks.

Linda Martin: Spoke on the staff report and the zoning.

Grace Pollard: Confirms.

Will McCombs: Moved to motion the Strandberg Construction Unit Lot Subdivision & Cottage Development.

Frank Jeretzky: Seconds the motion,

All Ayes. Motion passed.

Other Business

Director John Coleman advised that the Comprehensive Plan was brought to the city council for final review and went for public comments on changes only.

Planning Department Update

Director John Coleman advised some changes to come. 2 commissioners are leaving; Stoneman has been here for 5+ years and Luke Currier for 2 years.

Adjournment

Chairperson Linda Marting adjourned the meeting at 7:27pm.

Planning Commission Agenda Bill

Meeting Date: February 11, 2026

Agenda Item: 6.a.

Subject: Election of Officers

Staff Contact: John Coleman

Approved for Submittal to Commission by

Libby Grage
John Coleman

Action Type

Discussion

Summary Statement: Per Section 2.4 of the [Planning Commission's Rules of Procedure](#), Planning Commission officers are elected each year at the first regular meeting. February 11, 2026 is the first regular meeting of 2026.

The officers of the Planning Commission consist of a Chair and a Vice-Chair. The current Chair is Dr. Linda Martin; the current Vice-Chair is Mike Mills.

The election is done by nomination and voting of the Commissioners. Nominations are made by members; members do not nominate themselves unless no nominations are made.

Background: [Ordinance 5015, Amending AMC 2.42 Regarding Establishment of the Planning Commission \(Adopted 1/20/26\)](#)
[AMC 2.42 Planning Commission](#)
[Planning Commission Rules of Procedure](#)

Previous Action: N/A

Competing Viewpoints Considered:

Recommended Motion: I move to elect _____ as 2026 Anacortes Planning Commission Chair.

I move to elect _____ as 2026 Anacortes Planning Commission Vice-Chair.

Alternative Actions: N/A

Attachments (listed in order presented): None

Planning Commission Agenda Bill

Meeting Date: February 11, 2026

Agenda Item: 6.b.

Subject: Discussion of Planning Commission Meeting Day

Staff Contact: John Coleman

Approved for Submittal to Commission by

Libby Grage
John Coleman

Action Type

Discussion

Summary Statement: Several Planning Commission members have requested that the Commission discuss the possibility of changing its regular meeting day. Per Section 3 of the [Planning Commission Rules of Procedure](#), the Planning Commission and City staff shall determine a regular meeting time (time, place, and frequency) as necessary.

The Planning Commission currently meets on the 2nd and 4th Wednesdays of each month at 6:00pm in City Hall Council Chambers.

Background: [Planning Commission Rules of Procedure](#)

Previous Action: N/A

Competing Viewpoints Considered:

Recommended Motion: I move that the Planning Commission set _____ as its regular meeting day, effective _____.

Alternative Actions: N/A

Attachments (listed in order presented): None