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

**March 10, 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 & 02/11/2026 were submitted for approval
4. **Public Comment**
5. **Public Hearings**
6. **Other Business**
  - a. Shoreline Master Program Overview & Periodic Update Re-Introduction
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 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 presented on Exhibit A Preliminary Site Plan Updated 12.03.25, private yards, porches and parking.

Grace Pollard: Confirmed what the colors represented in the site plan (Exhibit A Preliminary Site Plan Updated 12.03.25). 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: Went over each of the colors represented on Exhibit A Preliminary Site Plan Updated 12.03.25.

Will McCombs: Asked about setbacks and driveways.

Grace Pollard: Went over setbacks for the project.

Linda Martin: Spoke about the staff report and the zoning requirements.

Grace Pollard: Confirmed Linda's statement.

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.

## **Anacortes Planning Commission Minutes - February 11, 2026**

### **Roll Call**

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of February 11, 2026, at 6:00 p.m. Commissioners William McCombs, Frank Jeretzky, Paul Ryan, and Mike Mills were present.

Commissioner Paul Ryan was absent.

### **Pledge of Allegiance**

The assembly joined in the Pledge of Allegiance.

### **Minutes**

#### **Minutes of 12/10/2025 were submitted for approval**

Minutes from December 10th, were submitted for approval. Linda Martin asked not to approve minutes at this time, asking for revisions to be made first.

### **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**

No Public Hearing

### **Other Business**

#### **Election of Officers**

Planning Commissioner Linda Martin advised that there will be two elected officials for today's meeting: Chair and Vice-Chair.

Linda Marting nominates Frank Jeretzky for Chair.

William McCombs seconds the motion.

No other nominations, closed nominations.

Linda Martin asked all in favor of having Frank Jeretzky as Chair.

All Ayes.

The new Chairperson, Frank Jeretzky, asked if anyone would like to nominate the Vice-Chair.

Mike Mills nominated Linda Marting for Vice-Chair.

William McCombs seconds the motion.

No discussion.

Frank Jeretzky asked all in favor of having Linda Martin as Vice-Chair.

All Ayes.

#### **Discussion of Planning Commission Meeting Day**

Chairperson Frank Jeretzky advised the planning commission that there has been some discussion that Wednesdays do not work for everyone, and they would like to change the meeting dates.

Mike Mills advised conflicts with having the meetings on Wednesdays and is asking to possibly change the date.

Frank Jeretzky asked what is preferred for the change.

Linda Martin would prefer Tuesdays.

Linda Martin motioned to move the planning commission meetings to Tuesday evenings.

Frank Jeretzky asked a clarifying question about which weeks of the month, 2nd and 4th week of each

month.

Linda Martin advised that the motion did not include which weeks would be included, just the day of the week. She also clarified that the mayor only wants the planning commission to meet once a month and no longer twice a month.

John Coleman weighed in about what him and the mayor talked about. He advised having meetings once a month will not hold up projects and will be exclusively on development regulations and comprehensive plans. Would be fine having it once a month on Tuesdays now. However, the mayor and planning department would be fine with having it scheduled twice a month and canceling the ones not needed. He also advised they should review the code.

Linda Martin advised the motion, just to change the day of the week to Tuesdays.

William McCombs seconds the motion.

All Ayes.

Linda Martin advised the planning commission procedures and referenced section 3a for meeting requirements.

John Coleman also pulled the municipal code AMC2.42 Planning Commission and there are no requirements for meeting times or dates.

Frank Jeretzky asked if John Coleman had heard if the mayor had any recommendations?

John Coleman does not want to speak for the mayor, but advised what was discussed previously.

Linda Martin asked staff which Tuesday would work for them.

Libby Grage and John Coleman both confirmed that the 2nd Tuesday of each month would work.

William McCombs asked if it could be the third Tuesday instead.

Frank Jeretzky asked for a motion for the third Tuesday each month.

William McCombs motioned for the third Tuesday of each month.

Mike Mills seconded the motion.

No discussion.

All Ayes.

John Coleman asked when this would go into effect.

Frank Jeretzky advised next month it would go into effect.

Confirmed March 17th at 6pm.

William McCombs at the end of the meeting advised that the third Tuesday would not work and asked for the second instead.

William McCombs motioned for the second Tuesday of each month.

Mike Mills seconded the motion.

No discussion.

All Ayes.

Effective March 10th at 6pm.

## **Planning Department Update**

### **Slide Presentation**

Planning Director, John Coleman went over a slide presentation for the 17th St Cottages, 2025 Comprehensive Plan and Development Regulation Amendments.

Upcoming:

-Critical Areas Regulations Periodic Update — Will be completed by the end of the year (12/31/2026)

-Shoreline Master Program Periodic Update — Libby Grage advised that the project started in 2019 and recommended approval in 2022. Adoption has been delayed since.

-Development Regulation Amendments — Lot splitting still needs to be addressed, similarity for lot subdivisions.

-2026 Annual Amendment Process (Docket) — Notice has been put out for comments which need to be submitted before March 31st.

Linda Martin had a question about the cost to put something on the docket.

Libby Grage advised that there is an initial fee and if it is docketed then there will be an additional fee.

Linda Martin asked if it would be thousands of dollars.

John Coleman advised it is possible it would be \$1800.

Linda Martin asked if it would be the initial fee, just to be put on the docket?

John Coleman advised it would be a lesser amount.

William McCombs would like a point of clarification and if something was to be re-zoned, would they do it through the docket process?

John Coleman confirmed.

-Impact Fees Update — (Not Planning Commission work items) completing studies for the next 20-year plan and fees that need to match that.

Linda Martin asked if this would directly impact the school district?

John Coleman advised that the schools would collect fees.

Mike Mills had a question about the impact of fees on ADU's, and he wants to see or know if this will be accounted for this time?

John Coleman advised that the city council had been made aware.

-Planning Commission Members — Resolution for re-setting terms and the 2 vacancies needed.

Linda Martin advised that the procedure states 6 votes needed.

John Coleman advised that once vacancies have been filled that they can address this issue.

Frank Jeretzky asked about if anyone would be voting for 4-year terms.

-Downtown Streetscapes Project — Will allow for a trail for people to walk through the town, with sidewalk improvements. The presentation will be at city council on March 16th.

Frank Jeretzky and John Coleman talked about other towns' pathways, such as using brass for the walkways.

### **Adjournment**

Chairperson Frank Jeretzky adjourned the meeting at 6:47pm.

# Planning Commission Agenda Bill

**Meeting Date:** March 10, 2026

**Agenda Item:** 6.a.

**Subject:** Shoreline Master Program Overview & Periodic Update Re-Introduction

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

**Approved for Submittal to Commission by**

Libby Grage  
John Coleman

**Action Type**

Presentation

**Summary Statement:** Staff will provide a briefing on the Anacortes Shoreline Master Program (SMP) in preparation for re-introducing and continued processing of the SMP periodic update.

**Background:** The City's Shoreline Master Program (SMP) regulates development and uses along the City's shoreline in accordance with the Washington State Shoreline Management Act (SMA) and related guidelines. The SMP establishes goals, policies, shoreline environment designations, and development regulations intended to protect shoreline ecological functions while allowing reasonable and appropriate shoreline uses. One can think of the SMP as a separate set of zoning regulations for areas within 200 feet of the shoreline. It applies in addition to the usual zoning and development regulations.

Under state law, local governments are required to periodically review and update their Shoreline Master Programs to ensure consistency with state law, administrative rules, and local conditions. The City initiated the periodic update process in 2019. However, completion was delayed due to appeals related to the City's critical areas regulations and competing staff work program availability. Staff is now restarting the update process.

For this agenda item, staff will provide an introductory overview of the City's [current Shoreline Master Program](#) (adopted in 2010) to help familiarize Planning Commission members with the program prior to re-initiating the periodic update process. The presentation will summarize:

- The purpose and structure of the Shoreline Master Program
- Shoreline jurisdiction and shoreline environment designations within the city
- Key policies and regulations governing shoreline development and use
- The relationship between the SMP, the Comprehensive Plan, and other development regulations
- The state requirements for completing the SMP periodic update.

The briefing is intended to provide foundational context for the Planning Commission as it begins reviewing potential amendments and updates to the Shoreline Master Program in the coming months.

**Next Steps:**

Please familiarize yourself with the current SMP (link above). Staff will return to the Planning Commission at future meetings with additional information, draft amendments, and opportunities for review, as part of the SMP periodic update process. Public outreach and coordination with state agencies will also continue to occur throughout the update process. Ultimately, after legislative action on the SMP update, the plan will be submitted to Washington Department of Ecology for review and approval.

**Previous Action:** Past meetings and documents related to the SMP Periodic Update are included on the SMP Update webpage located here:

<https://www.anacorteswa.gov/1095/SMP-Update>

**Competing Viewpoints Considered:**

**Recommended Motion:** No action requested.

**Alternative Actions:** N/A

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

1. 20260310-Slides

# Anacortes Shoreline Master Program

Overview for the Planning Commission

March 10, 2026





# Agenda

- Shoreline Management Act basics
- Anacortes Shoreline Master Program
- Example review process
- Periodic update requirements & status



# Why are shorelines important?

Anacortes' shorelines are one of the city's defining features, contributing to:



Economic Vitality



Recreation & Quality of Life



Cultural & Community Identity



Environmental & Habitat Value

# Shoreline Management Act

- Washington State Shoreline Management Act (SMA) – RCW 90.58
  - Overarching goal is *"to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines"*
  - Adopted by WA State legislature in 1971, ratified by voters in 1972
  - Established statewide framework for managing, accessing and protecting WA shorelines
  - Partnership between state/ local:
    - Requires jurisdictions to develop SMPs to implement the Act's policies
    - Ecology provides technical assistance and ensures SMP compliance with SMA





# Shoreline Management Act - cont.

## SMA Broad Policies (RCW 90.58.020):

- Protect the **environmental resources** of the state shorelines
- Promote **public access** and enjoyment opportunities
- Give priority to **uses** that require a shoreline location

# The Anacortes Shoreline Master Program (SMP)



- “Comprehensive use plan” for the shoreline area
- Purpose:
  - To carry out responsibilities imposed on the City by SMA
  - To promote uses and development of the shoreline consistent with the Anacortes Comprehensive Plan while protecting and restoring environmental resources
  - To promote the public health, safety, and general welfare by providing a guide and regulation for the future development of shoreline resources
- Planning **and** Regulatory Document
  - **Goals and policies** for the use, development, protection, and restoration of shorelines
  - **Development regulations** intended to implement the goals and policies
  - **Administrative process** enacts shoreline permit systems and enforcement



# Where does SMA apply?

## Shoreline Jurisdiction

- All marine waters
- Streams and rivers with greater than 20 cubic feet per second mean annual flow (none in Anacortes)
- Lakes 20 acres or larger
- Upland areas (called shorelands) that extend 200 feet landward from OHWM\*
- Associated wetlands

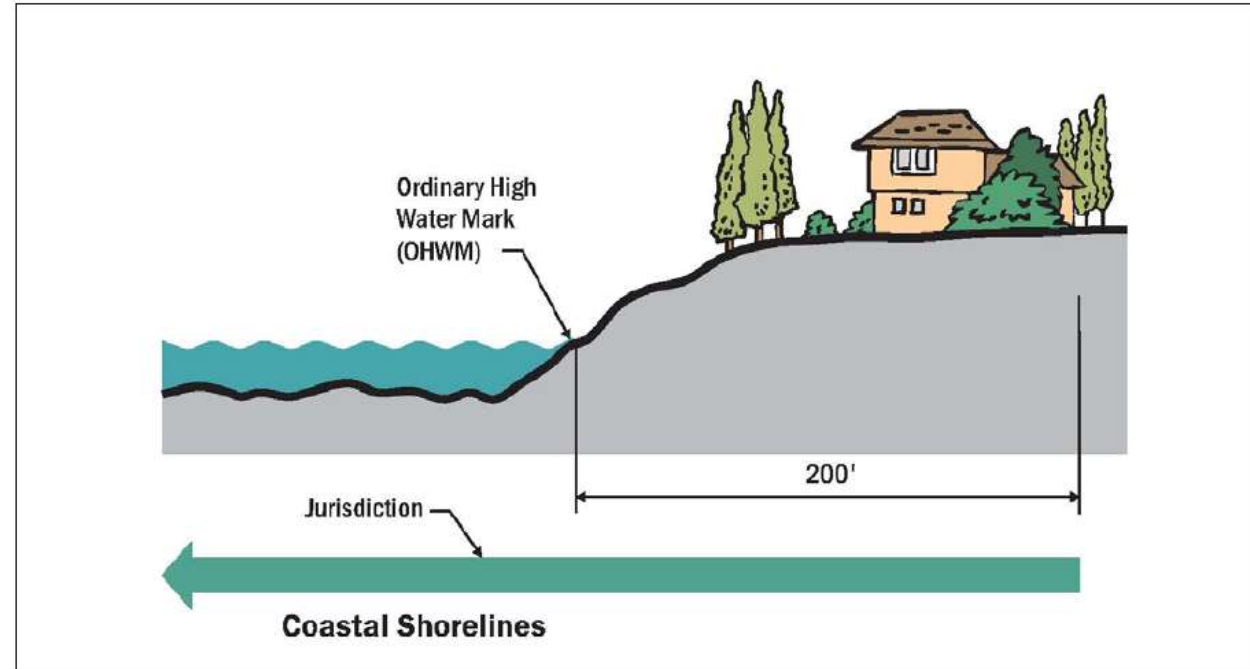


Figure 5-14: Shoreline jurisdiction for shorelands bordering marine waters and lakes extends 200 feet landward from the OHWM.

The OHWM is defined in **RCW 90.58.030** as:

“That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, particularly with respect to vegetation.”



# 2010/2012 Periodic Update

- 2003 – Ecology adopted new shoreline planning guidelines, representing shift toward science-based ecosystem management
- Inventory and characterization studies
- Shoreline restoration planning
- Improved shoreline environment designations
- Required policies to ensure ‘no net loss of ecological functions’



# Critical areas within shoreline jurisdiction

- Under GMA, the city is required to designate and protect critical areas and protect their functions and values
- Where critical areas occur within shoreline jurisdiction, they are regulated by the SMP alone
- SMPs either embed protective critical areas regulations or incorporate by reference portions of locally adopted CAO

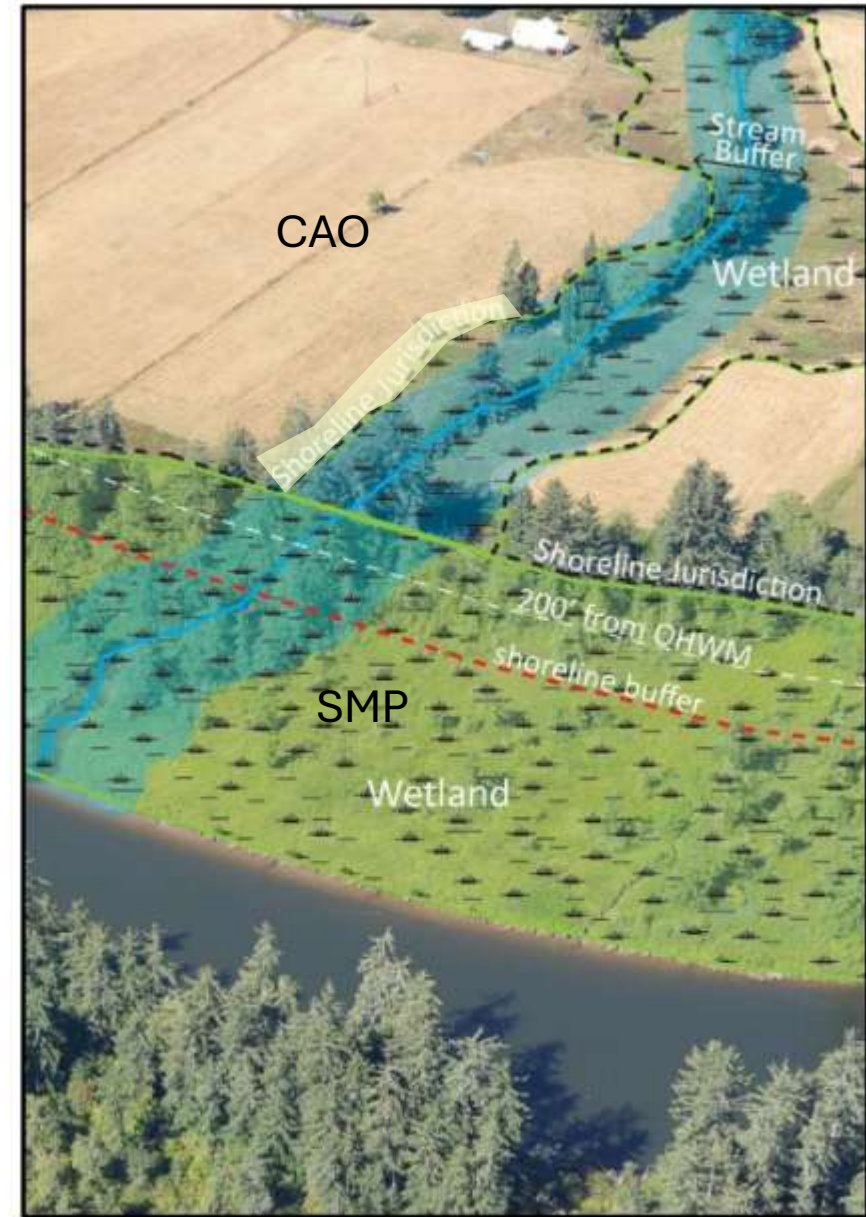


Figure 6. Critical areas within shoreline jurisdiction.

# The 2010 Anacortes SMP

## Organization

Ch. 1 - Introduction

Ch. 2 - Scope, Jurisdiction, and Exemptions

Ch. 3 - Administrative Provisions

Ch. 4 - Master Program Elements: Goals & Policies

Ch. 5 - Shoreline Environments & Associated Policies and Regulations

Ch. 6 – Environmental Protection General Regulations

Ch. 7 – Shoreline Public Access

Ch. 8 – Specific Use Policies and Development Regulations

Ch. 9 – Specific Shoreline Modification Policies and Development Regulations

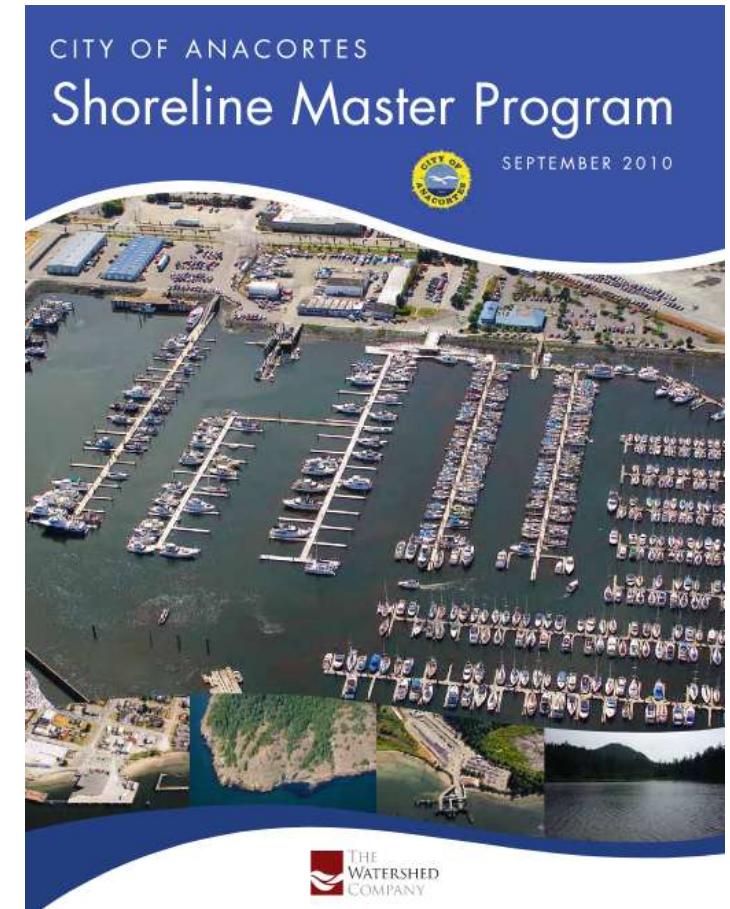
Ch. 10 – Enforcement and Penalties

Ch. 11 – Master Program – Review, Amendments, and Adoption

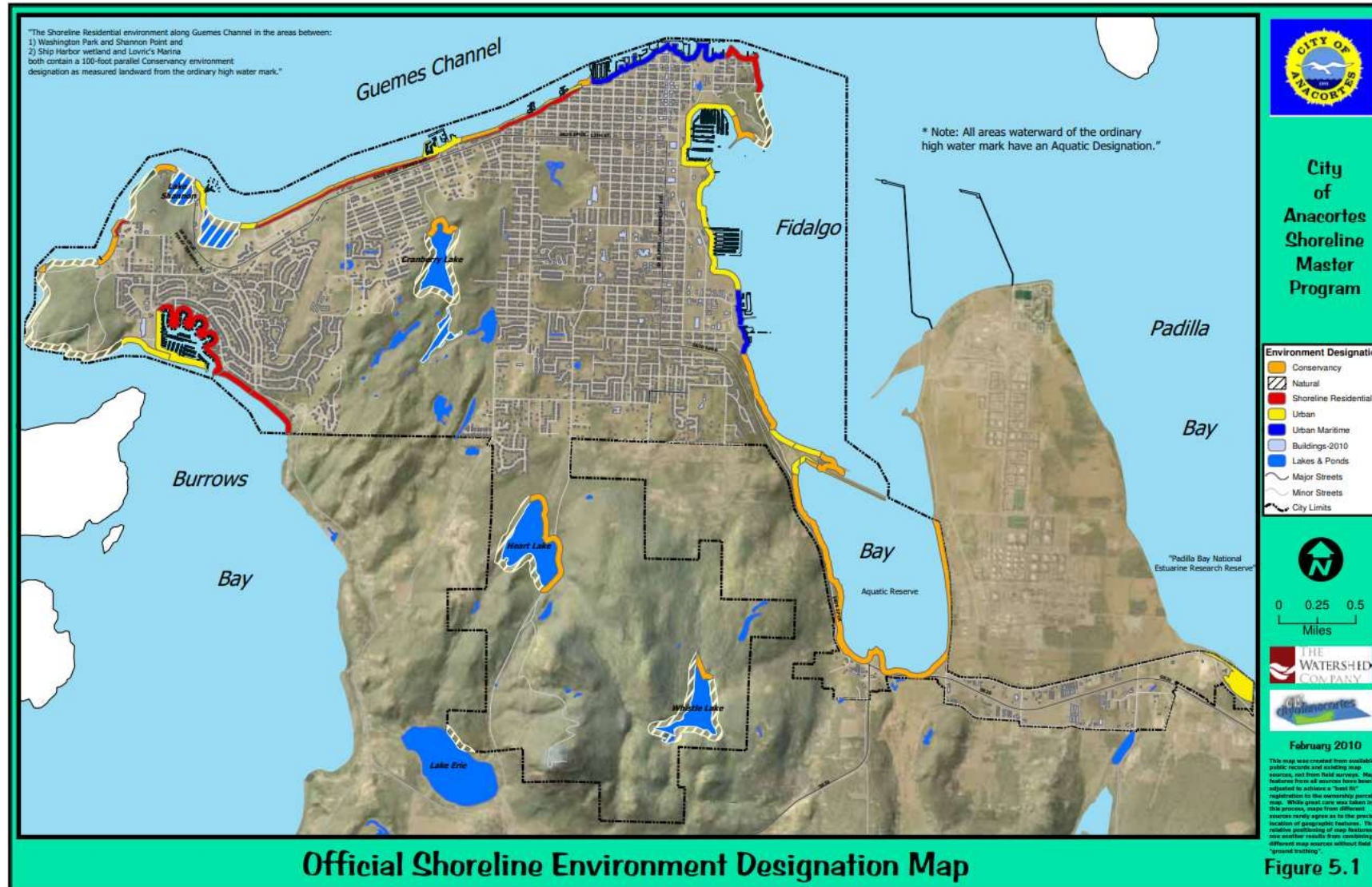
Ch. 12 – Definitions

Appendix A – Shoreline Critical Areas Regulations

Appendix B – Shoreline Restoration Plan



# Shoreline Jurisdiction - Anacortes



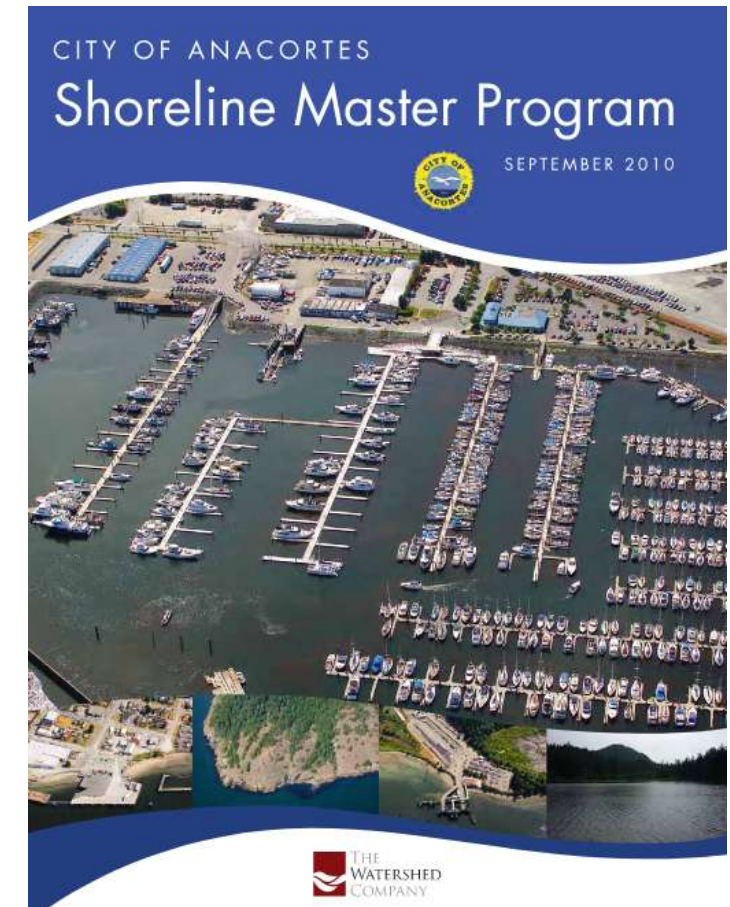
- All marine shorelines - Guemes Channel, Burrows Bay, Fidalgo Bay
- **Lakes** – Little Cranberry, Heart and Whistle, and a portion of Lake Erie within City Limits
- **Associated wetlands**



# Ch. 2 - Scope

- The SMP applies to all uses and development\* within shoreline jurisdiction
- Examples:
  - Houses or buildings
  - Docks, marinas, piers
  - Shoreline stabilization
  - Industrial or port development
  - Parks and public access
  - Habitat restoration

\*“Development” means a use consisting of construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; any project of a permanent or temporary nature that interferes with the normal public use of the surface waters overlying lands subject to the SMA at any stage of water level



# Ch. 3 - Administrative Provisions – Shoreline Permits

- 3 types of shoreline permits
  - **Substantial development** permits (SDP)
    - required for all developments (unless specifically exempt) that meet the legal definition of substantial development
      - Any development which the total cost or fair market value exceeds \$8,504
  - **Conditional use** permits
    - Required if a proposed use is listed as a conditional use in the shoreline environment designation **or** if the SMP does not address the use
    - DOE must approve
  - **Variance** permits
    - Used to allow a project to deviate from an SMPs dimensional standards; “extraordinary circumstances...”



Proposals for development activities within shoreline jurisdiction may require one, two or all of these permits – or none at all



# Exemptions

- Developments that are exempt from requirements for a substantial development permit
- Defined in shoreline rules; Narrowly construed
- Examples (common in Anacortes):
  - Normal maintenance or repair/replacement of existing lawful structures
  - Single family residences & appurtenant structures
  - Site investigation

Must still be consistent with applicable regulations and SMA policy.

# Ch. 4 – Master Program Elements: Goals and Policies

- Shoreline Use Element
- Economic Development Element
- Circulation Element
- Public Access Element
- Recreational Element
- Conservation Element
- Restoration Element
- Historic, Cultural, Scientific and Educational Element



Required per RCW 90.58.100(2) – intended to guide and support major shoreline management issues

# Ch. 5 - Shoreline Environments & Associated Goals and Policies



- Shoreline Environment Designations – intended to encourage development that will enhance the present or desired character of the shoreline
- SEDs based on existing use patterns, biological and physical character of shorelines, and goals and aspirations of the community as expressed through comp plan, and WAC criteria
- Management policies are used for determining uses and activities that can be permitted
- Development regulations generally govern use, height, and setbacks

# Shoreline Environment Designations



**Conservancy**...to protect and restore the public benefits and ecological functions of open space, natural areas, sensitive areas, while allowing compatible uses...

**Natural**...to protect shorelines that are relatively free of human influence or include intact or minimally degraded shoreline functions...

**Shoreline Residential**...to accommodate residential development and associated structures that are consistent with SMA, SMP and the protection and restoration of ecological functions. Provide appropriate access and recreational uses.

**Urban**...to provide for commercial, industrial, and recreational uses... residential in some locations, and public land uses while seeking opportunities for protection and restoration of ecological functions.

**Urban Maritime**... to 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.

**Aquatic**.... to protect, restore, and manage the unique characteristics and resources of marine waters, including habitat, ecology, navigation and public enjoyment.

# Ch. 6 – Environmental Protection General Guidelines



- Impacts, Mitigation, and Bonding
- Environmental Elements
- Vegetation Conservation
- Critical Areas – General
- Fish & Wildlife Habitat Conservation Areas
- Frequently Flooded Areas and Tsunami Inundation Areas
- Geologically Hazardous Areas
- Wetlands

# Ch. 7 – Shoreline Public Access



- Public Access Policies
- Development regulations
  - Requirements to provide public access except in certain circumstances
  - Physical access and easements
  - Public access design
  - Public/private separation

# Ch. 8 – Specific Use Policies and Development Regulations



- Advertising and Signs
- Agriculture
- Aquaculture
- Commercial Development
- Industrial and Port Facilities
- Marinas
- Mining
- Parking Facilities
- Recreational Facilities
- Residential Development
- Scientific, Cultural and Educational Facilities
- Transportation Facilities
- Utilities (Primary)

# Ch. 9 – Specific Shoreline Modification Policies and Development Regulations



- General Policies & Regulations
- Boat Launches
- Breakwaters
- Docks, Piers, and Floats
- Dredging and Dredge Spoil Disposal
- Fill
- Jetties and Groins
- Mooring Buoys
- Shoreline Habitat and Natural Systems Enhancement Projects
- Shoreline Stabilization Measures and Flood Protection Works

# Ch. 10 – Enforcement and Penalties



- Enforcement
- Penalties
- Violations – Subsequent Development and Building Permits
- Public and Private Redress
- Fees for Permits Obtained After Development

# Ch. 11 – Master Program – Review, Amendments and Adoption

- Master Program Review
- Amendments to Master Program
- Severability
- Effective date



# Ch. 12 – Definitions



- Lots of definitions that are specific to SMA!

# Appendix A – Shoreline Critical Areas Regulations



**These are different than the CA regulations in AMC 19.70**

- Frequently Flooded Areas
- Aquifer Recharge Areas
- Geologically Hazardous Areas
- Wetland Protection Areas
- Fish and Wildlife Conservation Areas

# Appendix B – Shoreline Restoration Plan



- Shoreline Inventory Summary
- Restoration Goals and Objectives
- Involvement of Other Agencies and Entities
- Strategies to Achieve Local Restoration Goals
- Proposed Implementation Targets and Monitoring Methods
- References



# SMP project review steps – SFR example

1. Is the project within shoreline jurisdiction?
2. Is the proposed use or modification allowed in the shoreline environment designation?
3. Determine permit type(s)
4. Environmental review & SMP consistency review
5. Mitigation / conditions needed?
6. Public notice / Comment
7. Local decision issued
8. File with Department of Ecology
9. Ecology decision, if CUP or Variance
10. After final approval, may apply for a building permit

Note: These steps apply to review under the Shoreline Master Program (SMP). Projects must also comply with all applicable zoning and development regulations.



# Review steps

## 1. Is the project in shoreline jurisdiction?



Marine waters, lakes, area within 200' landward of OHWM, or associated wetlands



# Review steps, cont.

2. Is the proposed use or modification allowed in the shoreline environment designation?

Check Table 5.1 *Shoreline Use and Modification Matrix*

The chart is coded according to the following legend.

- P** = Permitted, when meeting requirements for that use and shoreline area, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements
- C** = Conditional Use, when approved by the City and Department of Ecology
- X** = Prohibited; the use is not eligible for a Variance or Conditional Use Permit

	Natural	Conservancy	Shoreline Residential	Urban	Urban Maritime	Aquatic
Advertising and Signs	X	P	P	P	P	P
Agriculture	X	X	X <sup>1</sup>	X <sup>1</sup>	X	X
Aquaculture						
Non-commercial aquaculture for recovery of a native population	C	C	P	P	P	P
All other aquaculture	X	X	X	C	C	X
Commercial Development						
Water-dependent	X	X	P <sup>3</sup>	P	P	C
Water-related	X	X	P <sup>3</sup>	P	P	C
Water-enjoyment	X	X	P <sup>3</sup>	P	P	C
Non-water-oriented	X	X	P <sup>3</sup>	C	C	X
Forest Practices	X	C	X	X	X	X
Industrial and Port Facilities						
Water-dependent	X	X	X	P	P	P
Water-related	X	X	X	P	P	C
Non-water-oriented	X	X	X	C	C	X
Marinas	X	X	X	P	P	P
Mining	X	X	X	X	X	X
Parking Facilities						
Primary	X	X	X	P	P	X
Accessory	X	C	P	P	P	X
Recreational Facilities						
Water-dependent (e.g., public access piers)	X	P	P	P	P	P
Water-related	X	P	P	P	P	P
Water-enjoyment (e.g., pedestrian trails)	C	P	P	P	P	P
Nonwater-oriented	X	X	C	C	C	X
Residential Development						
Single-family	X	C	P	P	X	X
Multi-family	X	X	P	P	X	X
Scientific, Cultural and Educational	C	P	P	P	P	P



# Review steps, cont.

## 3. What type of authorization or permit is required?

- Exemption
- Shoreline Substantial Development Permit
- Shoreline Conditional Use Permit
- Variance

### WAC 173-27-040

#### **Developments exempt from substantial development permit requirement.**

(2) The following developments shall not require substantial development permits:

.....  
.....

(g) Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter [90.58](#) RCW.....

.....



# Review steps, cont.

## 4. Environmental review & SMP regulation consistency review

Categorically exempt from SEPA review

Applicable SMP regulation

- 5.9 – Shoreline Residential SED
  - Shoreline setback
  - Impervious surface limits
  - Native riparian vegetation retention/planting
- 6.3 – Impacts, mitigation, bonding
  - Avoid/minimize impacts using mitigation sequencing – no net loss of ecological functions necessary to sustain shoreline resources

- 6.5 – Vegetation conservation
  - Veg. retention/replacement, limited trimming
- 8.11 – Residential Development
  - Locate to avoid need for future structural shore defense



# Review steps, cont.

## 5. Conditions, mitigation

- Add conditions to address SMP consistency
  - For example, prior to occupancy:
    - Shoreline planting complete
    - Maintenance and monitoring plan submitted
    - Notice on title recorded



# Project review steps

## 6. Public notice / comment

- Not required for a shoreline exemption or building permit

## 7. Local decision issued

- Exemption letter; building permit

## 8. Decision filed with ecology

- Not currently required for SLX



# SMP Periodic Update

# Current SMP Periodic Update



- Jurisdictions required to update their SMP every 10 years
- City began last periodic update in 2019
- Concurrent update to CAO, intended to incorporate into SMP
- PC recommended the SMP update to CC in 2022
- City received Ecology determination of consistency
- CAO update was challenged to GMHB, the Court of Appeals



# What's Included in the Periodic Update

- This periodic update focused on:
  - Reviewing relevant legislative updates since the 2010 SMP update and incorporating any applicable amendments
  - Ensuring consistency with the Anacortes Comprehensive Plan
  - Ensuring compatibility with other City regulations
  - Codification of shoreline regulations
  - Migrating shoreline goals and policies to the Comprehensive Plan
  - Incorporation by reference of applicable parts of the updated critical areas regulations

