

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 of 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 Pollard: Talked about an edit for the conditions.

Will McCombs: Moved that the Planning Commission adopt the findings of fact and conclusions of law as presented in the staff report dated December 5, 2025 and recommend approval of the Framework Development Plan and Shoreline Substantial Development Permit for the Port of Anacortes West Basin Redevelopment Project to City Council, subject to the conditions listed in the staff report 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. "I move that the Planning Commission adopt the findings of fact and conclusions of law as presented in the staff report dated December 5, 2025 and recommend approval of the preliminary plat for the Local 17 cottage development unit-lot subdivision to City Council, subject to the conditions listed in the staff report."

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, such as the 2 commissioners that are leaving; Stoneman has been here for 5+ years and Luke Currier for 2 years.

Adjournment

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