

Anacortes Planning Commission Minutes - March 10, 2026

Roll Call

Chairperson Frank Jeretzky called to order the Anacortes Planning Commission meeting of March 10, 2026 at 6:00 p.m. Commissioners William McCombs, Linda Martin and Mike Mills were present.

Commissioner Paul Ryan participated in the meeting remotely via Zoom.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Minutes

Minutes of 12/10/2025 & 02/11/2026 were submitted for approval

Chairperson Frank Jeretzky asks the planning commission if anyone has comments or questions about the minutes that need to be approved.

Linda Martin: advised that there are typos in the minutes from 12/10 and that the motion needs to be included in the agenda that Will McCombs read in that meeting.

Linda Martin moves to approve minutes with corrections.

Will McCombs seconded.

3 Ayes. Mills and Ryan abstain.

Chairperson Frank Jeretzky then moves on to the 02/10 meeting minutes. Any comments or corrections?

Mike Mills: Has some small changes to the wording for 2 elected officials to two officials being elected. Along with the wording at the end of the meeting regarding impact fees.

Frank Jeretzky: Also advised that the roll call is incorrect and will need to confirm if Paul Ryan was in the meeting or missed.

Mike Mills moves to approve minutes with corrections.

Will McCombs seconded.

4 Ayes. Ryan abstains.

Public Comment

Chairperson Frank Jeretzky 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

Shoreline Master Program Overview & Periodic Update Re-Introduction

Libby Grage, Planning Management, presented and reviewed the Anacortes Shoreline Master Program Overview & Periodic Update Re-Introduction, along with the Shoreline Management Act basics, and walked through an example of the process to develop in the shoreline.

She also went over where the Shoreline Master Program (SMP) is applied in the shoreline jurisdiction, along with the history of the program. One of the changes in the Department of

Ecology Guidance is how critical areas is treated in the shoreline jurisdiction, so Libby Grage advised how they are now regulated by SMP alone. Libby Grage presented the shoreline jurisdiction map, showing all the shoreline environment designation, including the lakes and wetlands.

Linda Martin: Asked, can I build a SFR or have housing in shoreline jurisdiction?

Libby Grage: Advised that you would need a letter of exemption from the requirement and the building permit, instead of going through the full process.

Linda Martin: Asked how to obtain the letter?

Libby Grage: Advised you would apply for it. Just like the application for a building permit.

Libby Grage continued with the chapters in the Shoreline Master Program. She also went over the official Shoreline Environment Designations map and the layers presented on the image in the presentation.

Libby Grage then moved on to the review steps that the staff takes when reviewing a project within the shoreline jurisdiction. She reminded the Commissioners that projects must also comply with all applicable zoning and development regulations during the building permit process. She walked through the review steps for a sample residential project within shoreline residential jurisdiction. This review is to ensure no net loss of shoreline ecologic function.

Libby Grage advised that they are required to update the SMP every 10 years and the city's last one began the periodic update in 2019, concurrent with the update to the Critical Areas Ordinance (CAO). The intent was to incorporate this into the SMP. The planning commission recommended the SMP update to city council in 2022. The city received Department of Ecology (DOE) determination of consistency. The CAO update was challenged to the growth management hearings board, the court of appeals. The appeals were resolved at the end of 2023. She mentioned that this update was focused on reviewing relevant legislative updates since the 2010 SMP update and incorporating any applicable amendments, ensuring consistency with the comp plan, ensure compatibility with other city regulations, codification of shoreline regulations, migrating shoreline goals and policies to the comp plan, and incorporation by reference of applicable parts of the update critical areas regulation.

Frank Jeretzky: Asked if in 2023 the update was implemented after the appeals were resolved.

Libby Grage: Advised no, it was delayed and they will be updating the SMP now.

Frank Jeretzky: Asked if we are keeping up with the mandated requirements from the state.

Libby Grage: Advised that the state is also updating their documents. When we left off, the periodic update was up to date. We will need to look back at those changes from that time, from 2010-2019.

Frank Jeretzky: The state made changes during that time - are those incorporated?

Libby Grage: Answered, the state has been updating. However, they haven't been adopted yet.

Will McCombs: Asked to clarify if the proposal is to move the shoreline regulations to the city's regulations within the Comprehensive Plan.

Libby Grage: Agreed. The SMP would no longer stand alone as a document. This change is within the DOE guidelines for the periodic update.

Linda Martin: Pointed out that if the SMP will become an element in the comp plan, don't we have to go back and review the comp plan too?

Libby Grage: Advised we are evaluating that.

Mike Mills: Asked when it comes to rec changes, what is the baseline we are changing -- 2010 versus 2019 documents?

Frank Jeretzky: Asked if there is a deadline?

Libby Grage: Advised that the staff hoping to complete it this year.

Frank Jeretzky: Whatever lead to the appeals, does staff anticipate that happening again?

Libby Grage: Advised that she cannot comment on that and it would be hard to predict.

Planning Department Update

John Coleman, PCED Director, advised that there isn't much to report on since the last meeting. The last of the projects that the planning commission reviewed have already been moved to city council for review. We anticipate that staff will be working hard on the SMP update soon. Staff will also bring forward minor code changes.

Linda Martin: Asked if we have an update on new planning commissioners?

John Coleman: Advised that the mayor is communicating with applicants. He reminded commissioners that they may need to do 2 meetings a month during the SMP update, at least the month of April.

Adjournment

Chairperson Jeretzky adjourned the meeting at 7:15 p.m.