

Anacortes Planning Commission Minutes - May 12, 2026

Roll Call

Vice-Chair, Linda Martin, called to order the Anacortes Planning Commission meeting of May 12, 2026, at 6:00 p.m. Commissioners Jill Underwood, William McCombs, Tarn Ohana were present.

Commissioners Mike Mills and Frank Jeretzky were absent.

William McCombs moved to excuse Frank Jeretzky and Mike Mills.

Linda Martin seconded the motion.

All Ayes

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Minutes

Minutes of 04/14/2026

April 14th, 2026 minutes were submitted for approval.

William McCombs moved to table the minutes until the next meeting.

Tarn Ohana the second motion.

All Ayes

Public Comment

Vice-Chair, Linda Martin, invited the public to comment on any item not on the agenda.

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

Public Hearings

Shoreline Master Program Periodic Update - Updated Public Participation Plan

Planning Manager, Libby Grage, presented to the Planning Commission the Shoreline Master Program Periodic Update & Updated Public Participation Plan. The Public Participation Plan outlines how the City will provide for early and continuous public participation throughout the review and update process. The draft for this includes public participation goals, anticipated audiences and partners, communication tools, outreach methods, and preliminary schedule. Libby Grage also went over the Shoreline Master Program Background & Context information, along with the public comments that have been received.

Vice-Chair, Linda Martin, opened the public hearing for comments.

Marlene Finley, 1410 Kellogg, Anacortes, president of Evergreen Islands board. She spoke about the process for public comments and the FAQs that are provided, being very helpful. However, she showed concerns about the difference between informal and formal comments, along with whether planning has considered the rise in the sea level as a part of the plan.

Mark Nihart, Anacortes resident, vice-president of Smart Growth of Anacortes board. Advised that he wants specific information from the comments provided and wants to know the process behind how the comments are reviewed, along with who makes these decisions. He also wants to see the Planning Commission make the public participation process easier and more robust for citizens and non-profits. He then advised that the Planning Commission should be bringing in residents from the community to gain their knowledge to better the SMP. He then advised that the board of Smart Growth of Anacortes would like to see more communication for the community, such as more social media and not paper.

Vice-Chair, Linda Martin, closed the public hearing at 6:22pm and asked the Planning Commission if they had any comments.

Discussion Topics Included:

- Stakeholders engagement
- Alternative options for Public Participation Plan
- Existing criteria for notices
- Scope and Timeline of the Public Participation Plan that has been going on since 2019
- Concerns to informal and formal comments

William McCombs moved, seconded by Jill Underwood, to recommend the City Council adopt the updated Public Participation Plan for the SMP Periodic Update, presented with the changes to an additional open house in June, clarifying the public comment process, removing the word "informally" from the draft, increasing the details about decision-making process, updating the terminology and clarify Tribal coordination procedures, clarify the scope of the periodic update and provide links to frequently asked questions. All Ayes.

Other Business

Proposed Amendments to AMC 19.20, Application Procedures — Legal Lot Determinations and Criteria for Recognizing Historic Platted Lots (Discussion)

Planning Manager, Libby Grage, presented to the Planning Commission the proposed amendments to Anacortes Municipal Code (AMC)19.20, Application Procedures — Legal Lot Determinations and Criteria for Recognizing Historic Platter Lots. Libby went over the slide presentation that advised the purpose of the amendment, background information, the proposed code update and the Executive Order 2026-02- Permit Streamlining to the planning commission.

Discussion Topics Included:

- Non-conforming issues
- Recognition of the Lot Review Criteria
- 1978 zoning
- The next steps for the Amendment
- Concerns about adequate provisions

Planning Department Update

Planning, Community, and Economic Development Director John Coleman advised that the last amendment proposed for the General Services went to City Council and was approved right away. He also welcomed the new Planning Commissioner, Tarn Ohana, and advised that the Planning Commissioner, Paul Ryan, had resigned, leaving the position open. The next meeting will be held on June 9th.

Adjournment

Vice-Chairperson, Linda Martin, adjourned the meeting at 7:12pm.