

ANACORTES PLANNING COMMISSION



January 23, 2019

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

5 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of January 3, 9 and 16, 2019 will be provided at a later date**
3. **Executive Session (15 minutes)**
 - a. Potential litigation per RCW 42.30.110(1)(i)
4. **Old Business**
 - a. **Continued Public Hearing**: Development Regulations Update

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Planning Commission Agenda Bill

Meeting Date: 1/23/2019 **Agenda Item:** Click here to enter text.

Subject: Development Regulations Update: Continued Public Hearing

Staff Contact: Don Measamer, Libby Grage

Approved for Submittal to PC by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director
	Darcy Swetnam, City Attorney

Action Type	
x	Public Hearing
	Staff Report
x	Discussion

Summary Statement: The public hearing regarding the development regulations and zoning map amendments was continued to January 23, 2019 at 5:00 PM. Please refer to the attached memo dated January 17, 2019 for more information.

Background: Various background information is available on the [project website](#), including:

- [3rd Draft Development Regulations Update](#) (12/18/18)
- [A summary of proposed amendments by residential zone](#)
- [Zoning map amendment proposals](#)
- [Public comments received on the 3rd Draft](#)
- [Notice of Public Hearing and SEPA DNS](#)
- [SEPA DNS & Checklist](#)
- [Public Comments / Responses on 2nd Draft](#)

Previous Council/Committee/Commission Action: 1/9/19 public hearing continued to 1/23/19.

Competing Viewpoints Considered: Written and verbal public comments have been provided over the last 1.5 years and 13 Planning Commission meetings, and have contributed to the development of the 3rd Draft. A matrix summarizing public comments on the 3rd Draft and responses/recommendations by the project team will be provided after the close of the public hearing /comment period.

Recommended Motion: None at this time – staff recommends Planning Commission close the public hearing and begin deliberations.

Attachments:

- Staff Memo dated January 17, 2019 and attachments:
- Public comments received 1/9/19 - 1/16/19

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Planning, Community, & Economic Development Department

Don Measamer, Director

Memo

To: Planning Commission
Date: January 17, 2019
From: Development Regulations Update Project Team
Subject: Continued Public Hearing - 3rd Draft Development Regulations and Zoning Map amendments

INTRODUCTION

This document summarizes and provides staff comments regarding items that were suggested for discussion at the January 23, 2019 Planning Commission. A matrix summarizing 3rd Draft public comments received and staff responses/recommendations will be completed after the public hearing is closed and provided prior to the next meeting.

DISCUSSION ITEMS

The following points are offered for discussion at the January 23, 2019 meeting:

Planning Commission Suggested Discussion Items

Some of the questions/topics below are paraphrased.

1. **R2 to R2A: Depending on the neighborhood, the increased density allowance proposed for the R2A zone may be/is of concern to current residents, particularly if/when cottage homes are proposed/permitted.**
 - a. **How will the city view each to ensure "neighborhood stability, property values, traffic density, and character of the neighborhood" are not negatively impacted?**

Staff Comments: The quoted language is from the purpose statements of the accessory dwelling unit provisions (19.47.030). Staff recommends updating the purpose statement to more closely reflect comprehensive plan policies related to that housing type.

- b. **How will a cottage home development be viewed by the City in a neighborhood considered already "impacted" by current residents (i.e. Keystone residents)?**

From a Keystone resident – “...increase in density devalues quality of life for the current neighborhoods...”

Staff comments: The Comprehensive Plan land use and housing goals and policies support the zoning change and encourage cottage housing in existing residential neighborhoods to increase homeownership options and housing to suit the needs of the City’s evolving demographics. Form and intensity provisions (setbacks, lot coverage, building height, etc.) and specific site and building design standards applicable to new development are intended to maintain compatibility between new and existing development and neighborhood character. Cottage housing provisions include limitations on building size and height, special cottage design standards, minimum common and private open space requirements, and orientation and screening standards that are intended to support compatibility with existing neighborhoods.

Individual project-level review ensures consistency with adopted requirements for use, form and intensity, community design, environmental protection, landscaping, tree preservation, parking, access, and evaluation of concurrency. For projects exceeding certain thresholds, project-level SEPA review and public comment opportunities provide for identification and consideration of project specific environmental impacts and neighborhood concerns. The following permit review processes are currently proposed for cottage housing:

Threshold	Proposed Review Process	Public Notice Required?
Up to 9 dwelling units (without subdivision)	Type 1 Administrative Ministerial	No
10+ dwelling units (without subdivision)	Type 2 Administrative	Yes
Up to 9 dwelling units (including subdivision)	Type 2 Administrative	Yes
10+ dwelling units (including subdivision)	Type 4 City Council	Yes

2. Have use permissions for medical office uses in the MMU zone been clarified?

Staff comments: Per public comments and Planning Commission direction, in the MMU zone, medical uses (except a hospital) less than 10,000 GFA are shown as permitted outright; medical uses (except a hospital) 10,000-20,000 GFA are a conditional use.

3. Why does the definition for townhouses reference a minimum of three contiguous units?

Staff Comments: Duplexes are provided for in the definitions, are allowed in most residential zones, and may be designed to function and appear similarly as townhouses. Duplexes are not listed as a permitted use in the MMU zone in order to promote development that meets transit-supportive density requirements of at least 15 units per acre.

4. **Did the PC vote to remove the owner-occupancy requirement for accessory dwelling units (ADUs)? How will the prohibition on segregation of ownership from the principal dwelling unit be enforced?**

Staff Comments: Based on Planning Commission direction at the July 25, 2018 meeting, the owner-occupancy requirements was removed from Draft 3. It was brought up again at the 11/28 PC meeting, but the majority opinion was to maintain that decision.

The language prohibiting segregation of ownership is intended to replace the current prohibition on "condominiumization" of an ADU and primary unit, which is outdated terminology. To enforce this provision, the City would not approve an application for a subdivision or binding site plan proposing to segregate ownership of the units.

5. **What does "Protect neighborhood stability, property values, and the character of the neighborhood" mean? Who will decide these?**

Staff comments: This language is from the purpose statements in 19.47.030 Accessory dwelling units and is similar to various housing policies within the Comprehensive Plan. The development regulations following the purpose sections are intended to result in development that achieves the purposes. The City Council ultimately decides whether the development regulations implement the purpose and Comprehensive Plan policies. Project-level review ensures development meets the development regulations that are intended implement these policies.

6. **Should we consider more specificity in defining a ADU and DADU for sq. ft. calculations? Consider Seattle Department of Construction and inspection ADU/DADU definition and policy.**

Staff comments: The current method for defining ADU's square footage has worked reasonably well in staff's experience. If the Planning Commission would like to consider alternative methods of defining ADU square footage, it could direct staff to provide alternatives for consideration.

7. **What is purpose of the requirement prohibiting an ADU entrance from being on the same side of the structure as the entrance to the principal residence?**

Staff comments: This applies to attached ADUs (not detached) and the purpose is to avoid the appearance of a duplex from the street.

8. Request more PC discussion regarding “Parking fee-in-lieu” policy.

Staff comments: Funds are included in the biennial budget (2019-2020) to conduct a process that would identify potential projects utilizing fees in lieu collected per this provision, as well as identification of appropriate fees to charge. The current draft policy is a placeholder until this process makes further recommendations.

9. How were minimum guest parking ratios calculated? 1 per 4 units does not seem to be enough.

Staff comments: The ratios were developed through research on similar communities and consideration of the base parking requirements for residential uses.

10. Request looking at alternative options for achieving affordable housing goals.

Staff comments: One option could be to alter the bonus incentive for the R4 zone (AMC 19.42.060): allowing a 10 feet height increase if at least 25 percent of units are a maximum size of 600 square feet, and removing the affordability and design requirements.

11. Request additional discussion regarding the provisions for the Marine Mixed Use zone east of Q Ave., including the percentage of single-purpose residential allowed on the site and options for bonus height incentives.

Staff comments: Placeholder.

Staff Suggested Discussion Items

1. **Table 19.41.040 Permitted uses in residential zones.** Museums. A museum (“civic use”) less than 10,000 sq. ft. is currently listed as permitted use in residential zones, subject to certain use standards. Staff suggests removing museums as a permitted use from all residential zones.
2. **19.42.050 – Bonus incentives in the R1 zone.** Staff recommends removing this and associated sections from the draft regulations at this time. A robust, focused public process involving R1 zone property owners could occur as part of a subsequent process to determine appropriate provisions for density bonuses.

Garage Setbacks 19.42.020

1/23/19 PC Packet Page 7 of 24
PCED Received
1/9/19
Strandberg

- **Recommendation:** leave garage setbacks the same as the underlying building setback in that zoning, there is no reason to further restrict setbacks with this new “Garage Setback condition”.

Or

Alt. Recommendation: If the intent of the code is to modulate the front façade on new homes, then allow a 15ft front yard setback and in R2-R3A, and a 20ft garage setback. I would then increase the backyard setback to 25ft. Same buildable area and but useable space is increased.

- At minimum differentiate between setback for “Garage Doors” and Garage walls.
 - What if the Garage is side loaded does the new increased setback to still apply?
 - What if the structure is a multi family building with the entire lower floor as a “parking garage” does the NEW increased garage setback apply to the entire building, as written I believe it would? Or just the garage door?

Table 19.42.020									
Form and intensity standards for residential zones.									
Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
SETBACKS (feet)									
NOTE: The setbacks below apply to principal and accessory structures, except where accessory structure setbacks are modified by 19.47.020.B.									
Street setback, minimum	20	20	20	20	20	10	10	10	AMC 19.42.150.B
Street setback - garage, minimum	25	25	25	25	25	20	20	20	AMC 19.42.150.B
Side street setback, minimum	20	10	10	10	10	10	10	10	AMC 19.42.150.B
Interior side setback, minimum	10	5	5	5	5	5	5	5	AMC 19.42.150.C
Interior side setback - second floor, minimum	10	7.5	7.5	7.5	7.5	7.5	7.5	7.5	AMC 19.42.150.D
Rear setback, minimum	20	20	20	20	20	10	10	10	AMC 19.42.150.E

Lot Coverage R2 and R2A

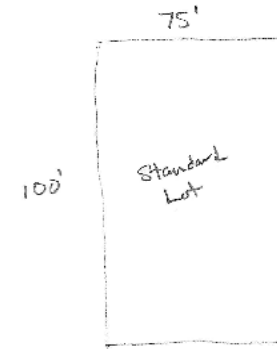
19.42.020

- **Recommendation:** Increase lot coverage by 5% to 40% in R2A, this would allow for a 2400 sq ft of lot coverage.
- This would allow for a 1700 sq ft home, with a 500 sq ft garage and a 200 sq ft deck all on one level.

Table 19.42.020
Form and intensity standards for residential zones.

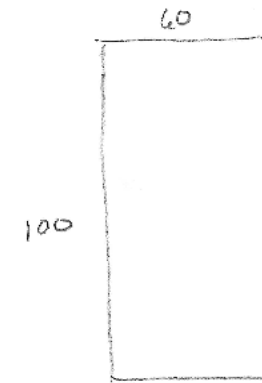
Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
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NOTE: The setbacks below apply to principal and accessory structures, except where accessory structure setbacks are modified by 19.47.020.B.									
Street setback, minimum	20	20	20	20	20	10	10	10	AMC 19.42.150.B
Street setback - garage, minimum	25	25	25	25	25	20	20	20	AMC 19.42.150.B
Side street setback, minimum	20	10	10	10	10	10	10	10	AMC 19.42.150.B
Interior side setback, minimum	10	5	5	5	5	5	5	5	AMC 19.42.150.C
Interior side setback - second floor, minimum	10	7.5	7.5	7.5	7.5	7.5	7.5	7.5	AMC 19.42.150.D
Rear setback, minimum	20	20	20	20	20	10	10	10	AMC 19.42.150.E

R2



$$7500 \times .35\% = 2625 \text{ sq ft}$$

R2A



$$6000 \times .35 = 2100 \text{ sq ft}$$

Recommended $\rightarrow$
 $6000 \times .40 = 2400 \text{ sq ft}$
 - Garage (500)
 - Deck (200)
 - 1st Floor (1700)

Lot Coverage, calc, exception and modifications

19.42.130

1/28/19 PC Packet Page 9 of 24

- 19.42.130 "I" and "#2. states that lot coverage in R4 can be increased to 75%, if 50% of the parking is under or with in structure.
- **Recommendation:** If the intent is to incent developers to build underground parking, **please include R4A.**
- Why exclude just R4A?

3. For the purpose of meeting maximum density requirements for subdivisions in applicable zones, final plats must specify the maximum number of dwelling units per lot.
- C. How to calculate density.** Minimum and maximum density for an individual site must be calculated by multiplying the total acreage based on subsections (A) and/or (B) above by the applicable number of dwelling units. When calculation results in a fraction, the fraction must be rounded to the nearest whole number as follows:
1. Fractions of 0.50 and above must be rounded up.
 2. Fractions below 0.50 must be rounded down.
- D. Prohibited reduction.** Any portion of a lot that was used to calculate minimum compliance with the standards and regulations of this title must not be subsequently subdivided or segregated from such lot.

19.42.130 - Lot coverage calculations, exceptions, and modifications.

Lot coverage refers to the area of a lot which is covered by buildings and structures. Lot coverage calculation details and clarifications:

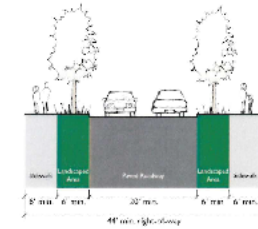
- A. The area covered must be measured from the outside of external walls of enclosed spaces, from the outer edge of the floor of open decks and porches and from the supporting members of structures such as a carport which are not enclosed by walls.
- B. The roof overhang must not be included in the lot coverage unless it exceeds three feet, in which case the portion of the roof overhang extending beyond three feet must count as part of the lot coverage.
- C. Open beams and lattice work without a roof are not considered part of the lot coverage.
- D. Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area must not count in lot coverage.
- E. Decks or patios on grade within an average of 18 inches above grade must not count in lot coverage.
- F. For unusual structures, for example, communication towers, the director must determine the extent of lot coverage.
- H. Modification for all residential zones, except for R-1: One detached accessory structure not exceeding 144 square feet is permitted without counting as part of the lot coverage. The lot coverage of any additional accessory structures, or of any accessory structure exceeding 144 square feet shall count as part of the percentage of lot coverage permitted in these zones.
- I. Modifications for townhouse and multifamily development in the R4 zone:
 1. Townhouses: Maximum lot coverage is 60 percent.
 2. Multifamily: Maximum lot coverage is 75 percent when at least 50 percent of the required parking is accommodated within and/or below the structure.

Street Design?

- Where is the Curb a curb is 18" wide on both sides of road. It is not calculated or shown and very necessary.
- When we add parking which will have to happen, do we just eliminate the 6ft landscape area? Or do we increase the ROW?
- Why 6ft sidewalks, standards are 5ft.
- Why 6ft planting area's, 3 to 4ft is plenty.
- If you install parking on one side of road, and add for curb and gutter your ROW width is now plus 9ft or 53 ft or 3ft larger then current standard. If you install two sides of parking your ROW is now 61ft, with a paving width of 36ft?
- The current road standard has 50ft ROW with two lanes of parking, sidewalk both sides, and a 3ft planter. This new design is not saving any space in my opinion, helping reduce stormwater, or saving any trees.
- **In my opinion these street standards need much more thought.**

6. Bike lanes. Bike lanes may be included as individual bike lanes reserved for bicyclists, combined with trails, or striped as part of the street system.
- Bike lanes must connect to and align with the Anacortes Bikes/Walks Plan and bike lanes on abutting property. Dimensional standards for bike route signage must comply with the Manual on Uniform Control Devices (MUTCD).

Table 19.52.040(A) Low-volume local street standards.	
For rules of interpretation, see subsection (C).	
Right-of-way width	44 ft. minimum
Landscaped area width	6 ft. minimum on each side
Pavement width	20 ft. except where parking lane(s) are included
Grade	12% maximum
Sidewalk width	6 ft. minimum
Bike lanes	NA

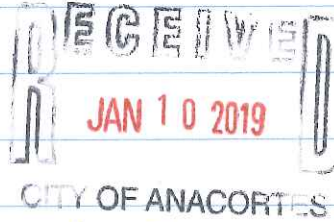


Note: All residential subdivisions must accommodate provisions for guest parking [AMC 19.64.030(B)] and applicable service deliveries and activities typical to the size, type, and density of the proposed development. Guest parking may be accommodated by integrating on-street parking lanes and/or pockets, off-street parking areas, or other methods to the satisfaction of the public works director.

1/6/2019

City of Anacortes

ATTN: Libby Grage

Project file: PLN-2016-1017

PROPOSED ZONE Designation Change

AS RESIDENTS of the Cap Sante
Area we respectfully
REQUEST this file NOT
BE reigned to R2A; leave it R2.

The area's character should
REMAIN AS it is -

Smaller lots, denser Building
w/ no way will enhance
our area; its density now
is quite adequate.

Thank you.

David + Mary Picht

312 5th ST. 360.299-8073

From: [farah Ally](#)
To: [Grage, Libby](#); [Measamer, Don](#)
Cc: Brad@belcherswanson.com
Subject: Development Regulations and Design Updates (Public Comment)
Date: Friday, January 11, 2019 12:58:48 PM
Attachments: [Planning Commission 2019-01-11 pm v2 clean.pdf](#)

Good Afternoon,

Please see attached letter for GEMS, llc comments in regards to the Dev. Regulation and design updates.

Thank you ,

Farah Y. Ally
P.O Box 98
Ronan, MT 59864
cell: 561-441-4637

Have a Wonderful Day

January 11, 2019

Planning Commission
City of Anacortes
904 6th St
Anacortes, WA 98221

RE: City of Anacortes – Development Regulations & Design Standards Update

Dear Planning Commission Members:

I am part of GEMS, LLC, and we own the Sebastian & Stuart Pier at the end of B Avenue on Guemes Channel. On behalf of GEMS, I want to thank you very much for the time and effort that each of you have put into the proposed Development Regulations and Design Standards Update (the “Update”). We understand the magnitude of the task. Again, thank you very much.

Anacortes has a wonderful vision for its shoreline. After all, Anacortes has one of the most spectacular shorelines in Washington, and Anacortes should show-off, a little. One such element of Anacortes’s vision for its shoreline is a multi-use a trail along Guemes Channel. What a great amenity this will be!

GEMS shares Anacortes’s vision for the shoreline. Specially, our vision for the Sebastian & Stuart Pier is to create an attractive, vibrant amenity for the City that fits well with the trail for the benefit of the city’s residents and tourists, alike. GEMS has been pursuing such a project for well over a decade. Because the pier is located on Guemes Channel, GEMS is in a unique position to partner with the City to make the trail and the entire vision a reality. GEMS wants to help.

The getting the project off the ground has been met with many obstacles. One key obstacle has been zoning. The existing zoning at the pier is split between Light Manufacturing (LM) and Residential (R2). The LM zoned property is mostly tidelands and aquatic lands. The R2 zoned property is the upland property, but it is very narrow and tucked in between Guemes Channel and the base of the bluff. The LM properties and the R2 properties are so intertwined that it is difficult to create a project without crossing zoning boundaries. Normally, crossing zoning boundaries would not be such a big problem, but LM zoning and R2 zoning are not terribly compatible.

We understand that the R2 zone is being changed to R2A. However, upon review of the proposed R2A zone, we conclude that it is very similar to the old R2 zone. As a result, the proposed R2A zone will be similarly incompatible with the LM zone. Fortunately, the Update is

a great opportunity to remove some of this incompatibility between these two zones and make it much easier to construct a project at the pier (and other similarly situated properties at the bottom of the bluff along Guemes Channel), which will enable the City and GEMS to realize their collective vision.

We offer the following suggestions to the Update:

- LM Zone – Aquaculture (AMC 19.46.010.C): Presently, aquaculture is a conditional use. For LM properties situated on the marine waters, aquaculture must be a permitted use.
- LM Zone – Marine Sales/Rental (AMC 19.44.130.C): For LM properties situated on the marine waters, marine sales/rental must be a permitted use. It would be cool to have a kayak rental shop along the trail.
- LM Zone – Dry Stack Boat Storage (AMC 19.45.080.B): Dry stacked boats storage is the only “Water-oriented Industrial Use” that is not permitted in the LM zone. Again, it makes sense to include it. We wouldn’t want a rack of kayaks on the upland area along Guemes Channel trail to be a violation of the zoning code.
- LM Zone – Retail Sales (AMC 19.44.120.A): The LM zone does not allow retail sales. If waterfront properties in the LM zone could have retail sales, even small establishments, the attractiveness of those areas would be greatly increased.
- LM Zone – Office (AMC 19.44.040.A): The LM zone does not allow offices. Similar to retail sales, a small allowance for offices would make these areas more attractive it increases flexibility in a project, too.
- Water – Oriented Service Use (AMC Table 19.64.040): There is a reference to “Water-oriented Service Use” in Table 19.64.040, which establishes parking requirements. Interestingly, that is the only reference to “Water-oriented Service Use” in the Update. Someone was thinking about this idea. It seems like there is an opportunity to expand this idea to create a group of permitted uses that could be applied to the LM zone (and other zones, for that matter) to allow the waterfront to do what waterfronts are intended to do –provide water-oriented services to locals and tourists alike.
- R2A Zone: As mentioned above, the R2 property (to be zoned R2A following the Update) is narrow upland property sandwiched between Guemes Channel and the bluff. It is not really residential property. You simply cannot build a home on it. Instead, these properties are associated with the adjacent LM zoned properties. To avoid zoning conflicts and allow greater flexibility in a project, the residential properties should be rezoned to the LM zone (or some other zone more compatible with the LM zone). However, we understand that a rezone of these properties is not being considered through the Update.

Well, the next best thing is to create more compatible zoning between the R2A zone and the LM zone by adding certain uses to the R2A zone. However, such uses in the R2A

zone would only be allowed in certain situations. A similar type of additional regulation is being employed elsewhere in the Update. See AMC 19.44.120.C where, in certain situations (shown on Figure 19.44.120(C)), limited retail sales are allowed in the LMI and HM zones.

Here, we propose that the uses in the LM zone, including those additions listed above, be allowed in the R2A zone when certain criteria are met. Such criteria could include (i) when the property is a certain distance to marine water (abutting the marine water would qualify) and (ii) when the use is adequately screened (being located at the bottom of the bluff would qualify). We could set up a framework, similar to that in AMC 19.44.120.C, which would overlay this additional regulation on the R2A zone, allowing the necessary flexibility in the LM zone.

- Parking (AMC 19.44.040): Parking is one of the more difficult incompatibilities resulting from the conflict between zones, and it needs special clarification. The R2A zone does not support parking as a primary use, except in limited situations set forth in AMC 19.44.040.B. We propose that where the criteria are met (allowing LM uses on R2A zoned properties), parking would be allowed for the uses on the adjacent LM zoned property. The parking problem is, therefore, solved.

We are willing to work closely with staff to write code changes that implement the suggestions above to allow for more flexibility in vision, site design, public access to waterfront/trail and future economic development that responsibly compliments the City of Anacortes. We are invested in the City of Anacortes and we hope that we can work together to help the City achieve its vision.

Thank you for the opportunity to comment on the Update and for considering our suggestions. Please contact me with questions. We look forward to working with you.

Sincerely,



Farah Ally

From: [Catherine Houck](#)
To: [Grage, Libby](#)
Subject: Development regulations DNS comment
Date: Friday, January 11, 2019 12:11:14 PM

Dear City of Anacortes Planning Department,

Thank you for providing a public hearing and comment period for changes in City Development regulations and design standards. I have two comments from a cursory review.

1. R2 to R2a change. I do not approve of this change with permitting duplexes outright in this large, residential zone. Can you change R2a to permit duplexes conditionally (same as R2)? My concern is that duplexes can change the character of neighborhoods. Builders' incentive is to maximize the profitability of infill building rather than add to the livability of a neighborhood. Allowing duplexes outright does not protect neighborhood character enough. Infilling and increasing density can happen, but with neighborhood input.

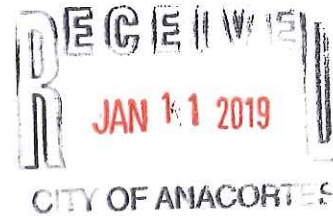
2. Smaller roads, not "massive roads" will make neighborhoods more attractive and less impervious area. Mr. Strandberg testified at the public hearing that new design standards would create "massive roads". Is this true? If so, why? We should be reducing impervious area rather than increasing it. Please review the requirements and total paved area.

Sincerely,
Catherine Houck
2318 20th Street
Anacortes, WA 98221

Sent from my iPhone

Date: January 10, 2019

To:
Libby Grage, Planning Manager
POB 547, Anacortes WA 98221
Ph: 360-299-1986
Libby@cityofanacortes.org



From:
Bill Stone, Commodore of Anacortes Yacht Club
Ph: 206-954-7199
bill@sdajnw.com

Subject: Inconsistency with recently issued COA zoning maps for the property owned by the Anacortes Yacht Club (AYC) at 611 Rotary park lane, Anacortes

Libby,

Following our review of recently issued COA zoning maps, we have noticed that the property owned by AYC is split between zones R3 and CM. Having a split zoning within the same property potentially creates confusion and further complicates possible future development of the property by AYC. The existing clubhouse was built and remodeled under a conditional use permit as the social and operations center for the club. As you know, AYC is an integral part of the community, having been chartered in 1891 and serving as Anacortes' premier recreational boating club ever since that time.

We request that your department review the zoning map and include the entire legal property boundary as described in a commercial property zone consistent with the functioning of the club and consistent with the long term development plans developed by the Port of Anacortes for the North basin of Cap Sante marina.

We look forward to resolving this issue as part of the finalization of the COA zoning maps and will meet with you as needed to reach a conclusion.

Thank you,

A handwritten signature in blue ink that reads "Bill Stone". The signature is fluid and cursive.

Bill Stone,
Commodore

Reference links and materials are as follows:

Anacortes City Zoning Map:

<https://www.anacorteswa.gov/DocumentCenter/View/7422/City-Zoning-Map>

Shows AYC property NE of Rotary lane (where clubhouse is located) as R3 and AYC property SW of Rotary Lane as Commercial Marine (CM).

Port of Anacortes North Basin Plan for a Recreation Hub:

https://www.portofanacortes.com/files/Commission/PoA_NorthWestBasinConceptPlan_2014_FINAL.pdf

Anacortes Yacht Club Property – Legal Description (Skagit Valley Assessor).

Parcel Number	XrefID	Quarter	Section	Township	Range
P56859	3776-021-020-0016		18	35	02

Owner Information
ANACORTES YACHT CLUB
611 ROTARY PARK LN
ANACORTES, WA 98221

Site Address(es)
611 ROTARY PARK LANE

Anacortes, WA (*Jurisdiction, State*)
[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)

Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description [Abbreviation Definitions](#)

BOWMAN'S C.S.H.W.F. PLAT TO ANA. FRAC OF LT 14 ALL OF LTS 15-20 LESS CITY ST TGW W 1/2 VAC U AVE & N 1/2 VAC 7TH ADJ SD TRACT

From: [Arlene French](#)
To: [Measamer, Don](#); [Grage, Libby](#)
Cc: [Gere, Laurie](#)
Subject: Old Town Comments on 3rd Draft
Date: Saturday, January 12, 2019 3:01:56 PM

Hi Don and Libby,

I attended the meeting at City Hall last Wednesday the 9th. It was so well attended; it was good to see people so engaged about their neighborhoods.

I was able to look at 19.41.040, 19.42.020, 19.42.170 and 19.53.030, all of these replacing the Overlay for Old Town. I want to **commend you for keeping the heart and soul of the OT Overlay alive** in the new code language (19.42.180) and in the new Tables. To my layman's eye, I think everything is included and I, for one, am very pleased with the 3rd Draft.

Thank you for all of your hard work in this monumental task!

I have some comments based on some of the other testimony that I heard at the meeting. I agree with the speaker who asked why the homes on 3rd and 4th Streets in Old Town are not included in the Old Town Zone. They should be as they reflect how our City looked at the turn of the century when workers lived near their jobs in the canneries. I hope someday this boundary will be reexamined.

Also, I agree with Jimmy Glaze, in that if we really want to keep our downtown vibrant with small shops and restaurants, then there should Not be a requirement for retail on the MJB, MMU, land. It's time for residential, with some density, with perks for providing some "Affordable" units, not low income, but Affordable.

Lastly, I agree with the lady who spoke, who lives near the Tursi Park off Anacopper Rd. That area should *not* be high density but kept with the character of the existing homes, which seem to be small and affordable.

Thank you again,

Arlene French
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360-293-0142

From: [Cynthia Richardson](#)
To: [Grage, Libby](#)
Subject: MJB conceptual plan
Date: Wednesday, January 16, 2019 10:51:13 PM
Attachments: [DISCUSSION OF MJB concept plan.docx](#)

Libby,

Attached is a memo regarding the conceptual site plan which MJB submitted on 8/8/18 in response to a request by the Planning Commission for clarification of their development plans. MJB deserves to have fair consideration given to this plan in a public discussion.

The Planning Commission discussion of the MMU zone has focused on the percentage of stand-alone residential vs. non-residential uses in this zone. They did not come to a consensus on the percentage and deferred that decision to the City Council.

However, commissioners have not discussed MJB's conceptual plan and how it may or may not meet the objectives of the Comprehensive Plan. Nor have they reached a conclusion on how the percentage of uses should be measured.

These are important topics on which the commission should make a recommendation.

Please allocate time in the January 23rd meeting for the commissioners to discuss these issues and make a recommendation to forward to Council.

Cynthia Richardson
315 V Avenue
Anacortes, WA 98221

DISCUSSION OF MJB'S CONCEPTUAL SITE PLAN

Cynthia Richardson 1/15/19

This memo is an effort to help city staff, Planning Commission and City Council understand more about MJB's 8/8/18 Conceptual site plan to help in making decisions about the appropriate proportions of residential and non-residential uses in the MMU zone.

The big question in the Planning Commission deliberations so far has been how to balance the residential and non-residential uses in a way that meets the objectives of the Comprehensive Plan for *commercial, hospitality, cultural, and recreational uses* to be the *primary* uses in this zone.

How does MJB's conceptual plan stack up?

Total residential	414 units = 455,000 sf *
Total non-residential	58,000 sf commercial + 60,000 sf hotel = 118,000 sf
Total sf	573,000 sf
Ratio	non-residential = 21% residential = 79%

QUESTION: Does 21% constitute a *primary* use?

If not, what is an appropriate amount of non-residential uses that should be required?

(Note: This analysis shows why using site square footage, rather than building square footage does not work - for the simple reason that in measuring only the site area, a 5-story building would count the same as a 1-story building built on the same size site even though it contains 5 times as much building area.)

19.43.010.G and .H, and 19.43.020.C say "*The percentage may be increased through a framework development plan.*" No criteria are provided for determining whether an increase should be granted or how much. **This effectively means that there are no limits at all.**

OTHER CONSIDERATIONS

Commercial uses

MJB has stated their intention to limit the amount of commercial use so as to not compete too much with downtown. The proposed 46,000 of retail and restaurants (less than the size of Safeway) seems reasonable, and the small event center will be a welcome addition for both local events and conferences.

Residential balance

How will 414 new residential units affect the city-wide residential real estate picture?

New residential units will add housing options which are clearly needed. They will complement as well as compete with existing housing and new residential projects in other parts of town.

A Comp Plan goal is to have more people living downtown. A large new housing development nearby could inhibit the construction of more housing in the CBD, where costs are higher due to existing buildings.

Per Comp Plan statistics, in 2013 there were only 1,378 multifamily units in the entire city. There is definitely a need for more multifamily housing, both rental and ownership. This proposal would add 30% more units - all in one place.

Should the new units be distributed more widely around town, including downtown? If so, would limiting the number in the MMU zone achieve that? Perhaps only 200 units?

How will it affect the multifamily real estate market if 30% more units are added in one place in a short time span?

MJB expressed an intent to not compete with downtown retail, but proposes to drastically compete with other multifamily development.

Employment

Where will the increasing population of our city work? Will they be able to find jobs that pay enough to afford the proposed housing types?

The non-residential uses that MJB proposes here will provide some jobs, but they will be primarily lower-wage service jobs. It is important for the health of our city to utilize some of this mixed-use area for businesses with higher-wage jobs, as was true with previous industries on the site.

If it is desirable to retain the long-standing non-residential focus of this area (as stated in the Comp Plan), what is the best strategy to achieve that? Some options:

- Require that a minimum square footage of non-residential uses be built
- Require that a certain amount of non-residential uses be built for each residential unit
- Limit the number of residential units
- Limit the total square footage of residential uses
- Limit the proportion of residential square footage vs. non-residential square footage

Property-owner goals vs. citizen goals for development of this area

MJB has often stated that they prefer to have no limit on the number of residential units they can build on this site.

MJB's public statements imply that the city's zoning regulations are standing in the way of developing their property the way they prefer (mostly residential uses). This property has remained vacant for 25 years. Even though there are dozens of uses that could utilize the land under current zoning, MJB has chosen to build *nothing* in all those years.

If the code is not changed to meet their wishes, will they simply choose not to build anything at all, as they have done in the past? Whatever the new code allows - even 100% residential - there is no guarantee that anything will be built.

Over the years citizens and City Councils have reaffirmed (by a city-wide vote as well as various zoning regulations and comprehensive plans) that it is in the best interests of the community to retain the historic non-residential focus of this area, supplemented by a modest amount of multifamily housing. The 2016 Comp Plan, developed with extensive citizen input and passed by the City Council again affirmed that focus.

Which will prevail this time - the preferences of the property owner or the collective vision of the citizens for how they want this area to contribute to the over-all character and future of our city?

Conceptual site plan can be found at

<https://www.anacorteswa.gov/DocumentCenter/View/13063/20180808-MJBconceptplan>

* Note: The residential and hotel uses are listed in number of units or rooms, but the other uses are listed in square footages - it's like comparing apples and oranges. So I have converted everything to square footage for comparison. *Assumptions:* Each hotel room requires an average of 400 gross square feet. Residential units vary in size, so an average of 1100 gross square feet per unit is assumed. (MJB assumptions may differ, but this gives a general idea.)

From: [Rosann Wuebbels](#)
To: [Grage, Libby](#)
Subject: Proposed zoning changes as directed by recent comp plan updat
Date: Wednesday, January 16, 2019 3:54:36 PM

A liveable city can be denser but it also MUST be walkable, bikeable (particularly if you are reducing off street parking minimum) and room for some greenery. If we are truly addressing the affordable housing shortage, we NEED small homes. I oppose huge house footprints on small lot sizes. No increase on maximum lot coverage. If folks need a bigger house, they need a bigger lot to go with it. It's about time our local developers got creative and built some well thought out small homes.

Make accomadations for walkers and bicyclists.

My final comment is the MJB property should remain in a marine only zoning.

Sincerely,

Rosann wuebbels

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360-293-3417

[Sent from Yahoo Mail on Android](#)