

ANACORTES PLANNING COMMISSION



April 10, 2019

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

5 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of March 13, 2019**
3. **Correspondence**
4. **Executive Session (20 minutes)**
 - a. Potential litigation per RCW 42.30.110(1)(i)
5. **Old Business**

Public Meeting: Planning Commission's Draft Findings of Fact and Recommendation to City Council for Amendments to the Development Regulations and Zoning Map

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Planning Commission Public Hearing Minutes for March 13, 2019

This is not a verbatim transcript of the meeting and is written in an attempt to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair McNett called the Public Hearing of March 13, 2019 to order at approximately 5 p.m.

Roll Call

Members Present: Commissioners Moffitt, Graf, MacKenzie, McNett, and Cleland-McGrath, Mount, and Doll

Minutes - Minutes of February 27, 2019 were approved as read.

New Business

AMC Title 19 Development Regulations Update

Ms. Libby Grage, Planning Manager, gave a brief review of the current status of the Title 19 Development Regulations and included the project team has completed the public comment matrix which summarizes all of the public comments received since the third draft of the document was put out in December, 2018. The Matrix summarizes the comments and also provides responses and suggested changes if applicable. The project team has developed a summarized staff report that outlines the more significant changes proposed to the 3rd Draft in response to the public comment, Planning Commission discussion, and City staff and project team discussion.

Ms. Grage provided the presentation by Mr. Bob Bengford of Makers would focus on the staff report and identify any concerns, take feedback or consider any additional to the draft. Any changes would be compiled for final review at the next meeting, March 27, 2019, and if acceptable, the Commission could make a recommendation to City Council for their review.

Ms. Grage presented an alternative option for the boundary between the R2 zone and the new R2A zone based on public comment and Planning Commission discussion. The option would retain the existing R2 designation for the area approximately south of west 6th Street, Minnesota Avenue, and West 8th Street, between the Anacortes Airport and the Anacortes Community Forest Lands. A map depicting the option was provided to the Commission in the staff report for the meeting. After discussion, Commissioners concluded that the change seemed reasonable but felt it may be appropriate for Council to take public comment regarding the topic. Mr. Measamer indicated the Commission could include that recommendation in its findings of fact and recommendation to City Council.

Mr. Bob Bengford, Makers, Seattle, reviewed the proposed updates in the staff report with the Commissioners. Items covered included updates to the definition for building frontage, and adding definitions for religious institutions, car-sharing provider, and museums. Changes to the requirements for a 3D visualization as part of a site plan review process were updated to only

apply to buildings that exceed 40 feet in height to reduce the burden on small scale development. In response to a question, Mr. Bengford clarified that the 3D visualization is helpful to staff in reviewing compliance with building massing provisions and would be particularly helpful for reviewing departures. He continued describing the proposed changes, including updates to principal uses in mixed use and industrial zones, the form and intensity tables for residential zones, clarification regarding different height provisions between the Fidalgo Bay MMU site and the other MMU areas, removal of the density bonus provisions in the R1 zone and possible addressing of that topic in a future public process, and updating requirements for three dimensional visual analysis for bonus height requests in the MMU zones west of Q Ave.

In regard to bonus incentives for the MMU zone East of Q Avenue, Mr. Bengford stated that vertical mixed use building design requirements were updated to clarify that in order to qualify as a mixed use building, ground level spaces must be designed to accommodate commercial uses and must be at least 50 feet deep and 13 feet high from floor to ceiling. Other updates to that section were made to clarify different public amenity options that could be integrated to get additional building height. The Commission discussed how to determine whether the proposed public amenities were appropriately proportional to private benefit gained through the additional building height. There was extensive discussion about determining the value of public art when proposed as an amenity to achieve bonus height. There was agreement to add a requirement that the Anacortes Arts Commission be consulted by the Director in the process of reviewing a proposal including the public art incentive.

Mr. Bengford continued review of the proposed updates with the Commission, including updates to driveway and easement standards, usable open spaces for duplex and triplexes, individual private open spaces for townhouses, amount of single purpose residential uses permitted in the MMU zone, locational provisions for allowing multifamily in the MS zone, adult family homes, group living standards, passenger terminal definition, making gas stations a separate use category, and clarification on sustainable energy generation systems. Mr. Bengford noted the proposed changes to the maximum height and owner occupancy provisions for accessory dwelling units. The Commission engaged in discussion about whether an ADU should be allowed the increased height to 25' based on the roof pitch exceeding 6:12 even if the primary residence did not have that same or similar roof pitch.

Mr. Bengford discussed updates made to clarify how curbs and gutters are included in measuring street element widths, adding new language about integrating parking pockets in local street design, and clarifying the maximum number of units allowed to be served by a lane type street. He continued with an overview of updates to zero-lot line lot design options, building materials on non-residential and mixed-use buildings, clarifications to car-sharing provisions in 19.64, updates to bicycle parking regulations, and landscape plan requirements.

Chair McNett asked about regulations regarding additions to nonconforming structures. He requested input from the Commission about allowing a nonconforming structure's wall to be extended at the same distance from the property line to provide more flexibility in making

improvements to existing structures. Commissioners decided to keep the code as currently proposed and not make changes.

Ms. Grage requested input from the Commission regarding the block frontage designation for South Commercial Avenue. She explained that in the 3rd Draft, the designation is shown mostly as undesignated, as was the direction by the Commission to allow for more flexibility in site design, with portions between 32nd and 34th designated as “landscaped” and portions between 19th and 21st designated “mixed.” Public comments had raised the issue of whether the Commission had intended to have the entire corridor “undesignated.” After considerable discussion, the consensus was to leave most of the corridor “undesignated” but to designate the section from 24th Street to 26th Street as “mixed.”

With no further discussion, Chair McNett concluded the meeting at approximately 7:11 p.m.

To view materials related to the Draft for Development Regulations, click [here](https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards), or go to <https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>



Planning Commission Agenda Bill

Meeting Date: 4/10/2019 **Agenda Item:** [Click here to enter text.](#)

Subject: Development Regulations Update: Planning Commission Recommendation to City Council

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	
	Public Hearing
	Staff Report
	Discussion
X	Action

Summary Statement: At the last PC meeting, the Commission concluded deliberations regarding the proposed amendments to the development regulations. Per AMC 19.16.080(C)(1), at the conclusion of its deliberations, the Planning Commission must vote on the proposal.

According to AMC 19.16.080(C)(2), the Planning Commission may vote to recommend:

- Approval,
- Approval with modifications, or
- Rejection of the proposal.

The Planning Commission may recommend general modifications to the proposal and need not provide explicit textual edits.

The Planning Commission's recommendation must be by recorded motion, which must contain the components outlined in [AMC 19.16.080\(C\)\(3\)](#). Staff have prepared a draft recorded motion (attached) containing the required elements for the commission's review and approval.

Background: Additional project background information can be viewed on the [project website](#). (<https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>)

Previous Council/Committee/Commission Action: None.

Competing Viewpoints Considered: The public hearing and public comment period have been closed.

Recommended Motion:

I move to approve the Findings of Fact, Reasons for Action, and Recommendation for the proposed amendments to the Development Regulations and the Official Zoning Map, as presented in the Draft Recorded Motion and attachments, and to authorize the Chair to sign the final recorded motion.

Attachments:

[Draft PC Recorded Motion with Attachments A and B](#)

[Additional public comments](#) (due to large size of this document, link to electronic version is provided only; hard copies provided by request)

[Updated public comment matrix/responses](#) (link to electronic version only, hard copies provided by request)

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Anacortes Planning Commission Recorded Motion Regarding Amendments to the Development Regulations and the Official Zoning Map

Proposal Description:	Amendments to Anacortes Municipal Code (AMC) Title 19, <i>Unified Development Code</i> and the Official Zoning Map to provide clear, user-friendly development regulations and to implement key goals and policies of the Anacortes 2016 Comprehensive Plan. Proposed amendments include, but are not limited to: updates to definitions; application procedures; site plan and land division review standards; zoning and land uses, including permitted uses in zones, form and intensity standards, and supplemental use standards; community design provisions such as public street improvements, site access standards, and subdivision design; and project design provisions including streetscape standards, site planning, building design, off-street parking, landscaping, fences, and signs.
File Number:	PLN-2016-1017
Documents available at:	https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards
Public hearing body:	Anacortes Planning Commission
Public hearing date:	January 9, 2019 and January 23, 2019
PC deliberations:	February 27, 2019 and March 13, 2019

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Anacortes City Council.

A. Findings of Fact

Procedural & Public Engagement

1. The proposed amendments to the development regulations were initiated by the City in accordance the requirements of the Growth Management Act {RCW 36.70A.130} and with AMC 19.16.030(B), subsequent to the adoption of the 2016 Anacortes Comprehensive Plan.
2. The City held 3 public workshops and open houses on March 16, 2017, May 26, 2017, and November 16, 2017 to introduce and gather community feedback regarding the draft concepts and proposals for the amendments.
3. A dedicated project website was created, and project-related documents, including staff reports, drafts, and public comments, were posted for public review. An email distribution list was created and over 150 people signed up to receive regular email updates on the process.
4. The Planning Commission held work sessions to review the proposed amendments on June 27, 2018, July 11, 2018, July 25, 2018, August 8, 2018, August 22, 2018, September 12, 2018, September 26, 2018, October 10, 2018, October 24, 2018, November 14, 2018, and November 28, 2018. Public input was taken at all the work sessions. All meetings were broadcast on Channel 10 and streamed live on the City's website.
5. The proposed amendments were transmitted to the Washington State Department of Commerce for state agency review in accordance with RCW 36.70A.106 on October 18, 2018.
6. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued for the proposal on December 19, 2018. The SEPA public comment and appeal deadline was January 11, 2019. One appeal of the DNS was filed. The parties are currently discussing settlement options for the appeal.
7. Timely and sufficient notice of public hearings and written comment periods was provided in accordance with AMC 19.16.070, including publishing notice on the project website on December 19, 2018, sending notice to the department's e-mail list on December 20, 2018, and publishing a paid notice in the December 26, 2018 Anacortes American. The notice was also posted in City Hall, the Post Office, and the Public Library on December 20, 2018, and mailed on December 21, 2018 to members of the public providing written comments previously and property owners owning property included in areas proposed for zoning map amendments.
8. Public hearings were held before the Planning Commission on January 9, 2019 and January 23, 2019. Twenty-five individuals provided testimony at the public hearings.
9. The written comment period ended on February 13, 2019. Over 145 individual written comment letters and emails were submitted over the course of the project process.

10. The Planning Commission deliberated on the proposal on February 27, 2019 and March 13, 2019.

Criteria for Approval

11. The proposed amendments are legislative actions under AMC Chapter 19.16, which applies to adoption and amendment of implementing development regulations and area-wide changes to the Official Zoning Map.
12. AMC 19.16.080(B) provides the elements that the Planning Commission must consider in making its recommendation to City Council. These elements are:

a. Public hearing testimony and written comment received during any public comment period;

The public engagement process undertaken is outlined in the Procedural and Public Engagement section of these findings. Written public comments received were compiled by the City's consultant, MAKERS Urban Design and Architecture, and city staff ("the project team") into a consolidated document which included project team responses to comments. The public comments were particularly valuable in the Planning Commission and project team's analysis of the code and led to numerous recommendations for refining the code and identifying minor edits.

b. Recommendations and analysis from relevant city advisory groups;

Recommendations and analysis provided by the 2016 Comprehensive Plan Community Advisory Committee are incorporated into the adopted 2016 Comprehensive Plan goals and policies, many of which are being implemented by this proposal.

The City Council Planning Committee and Housing Affordability & Community Services Committee provided feedback and guidance on early drafts of the proposals. Additionally, City staff met with local builders and contractors to gain feedback regarding proposals for bonus incentives to achieve affordable housing, and solicited input from Anacortes Bicycle & Pedestrian Advisory Committee and the Anacortes Historic Preservation Board.

c. Staff recommendations and analysis;

Throughout the Planning Commission work sessions in 2018, based on feedback received during meetings, the project team provided staff reports containing analysis and potential options for Planning Commission consideration and direction. The analysis and discussions were helpful to the Planning Commission in refining their recommendations.

d. Legal advice;

The Planning Commission has considered the advice of the City Attorney's office in making these findings.

The City utilized the State Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for evaluating constitutional issues, in conjunction with and to inform its review of the proposal to assure that proposed regulatory or administrative actions did not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370(2).

e. Consistency of the proposal with the Comprehensive Plan.

A primary objective of the development regulation amendments is to implement key goals and policies of the 2016 Anacortes Comprehensive Plan. The goals and policies provide guidance and policy direction in the establishment of said development regulations.

The Planning Commission finds and concludes that the development regulation amendments proposed in the "Planning Commission / 3rd Draft", released on December 18, 2018, subject to the changes identified in **Attachment A**, and the proposed zoning map amendments shown in **Attachment B**, are consistent with the Comprehensive Plan goals and policies as detailed below.

Consistency with the Anacortes Comprehensive Plan

13. The proposal integrates strategic updates to improve organization and usability, clarity, and new content to implement the 2016 Comprehensive Plan, which is supported by the following Comprehensive Plan policies:

***LU-11.2.** Adopt user-friendly and coordinated development regulations that facilitate Anacortes's preferred land use pattern (e.g. allowed density, uses, and site provisions).*

***ED-7.1** Provide an efficient, clear and economical permitting process as a means of enhancing the City's goal for quality customer service.*

***ED-7.2.** Craft land use and development regulations that offer a balance of predictability and flexibility.*

14. The proposed amendments to the Official Zoning Map (**Attachment B**) are consistent with the Comprehensive Plan's Future Land Use Map. Proposed updates to existing zones, and new implementing zoning designations established in new Chapter 19.40, Zones, are consistent with Comprehensive Plan Table LU-1, *Land Use Designations* and Table LU-2 *Overlay Designations*.
15. The City received numerous comments relating to the proposed rezoning to R2A a portion of the existing R2 zone located between the Anacortes Airport and Little Cranberry Lake, south of approximately West 6th Street. An alternative option to retain the present R2 designation for this area was presented by staff at the March 13, 2019 Planning Commission meeting.

Comprehensive Plan Table LU-1 *Residential Low Density 2* provides guidance for designation of R2A areas: "...Explore option for 6,000 sq. ft. lots where compatible with existing development (east of Anacopper Mine Rd.)." The majority of the R2 areas east of Anacopper

Mine Road are made up of 3000 sq. ft. platted lots in a grid pattern (with blocks with alleys). Generally, contiguous lots have been combined to meet the minimum lot size and built on. The development pattern of the subject area has been altered through replatting to better suit the area's more challenging topography and geology, which consists of steep slopes and rock, and resulted in elimination of the historic grid pattern of lots.

Due to the unique physical constraints in this area, the alternative boundary retaining the lower density R2 designation is consistent with the Comprehensive Plan. The Commission recommends retaining the R2 designation in the subject area, but recommends that the public be provided opportunity to comment on the revised R2A boundary proposal prior to Council action.

16. The correction to the Official Zoning Map affecting Parcel numbers P31737, P31705, P31735, P31741, P31740, P31738, P31739, and portions of P31702 is consistent with City-issued approval documents from December 19, 2001 and January 7, 2002, which identify the subject area's zone designation as Light Manufacturing (LM). According to staff research of City records, there having been no subsequent site specific or area wide rezones impacting said properties; therefore, the correction constitutes a correction only, not a map amendment.
17. The proposal reorganizes and updates the permitted uses for all zoning designations into more user-friendly tables. The proposed use types and locations are consistent with the guidance in Comprehensive Plan Table LU-1, *Land Use Designations* and Table LU-2 *Overlay Designations*, and other goals and policies of the Comprehensive Plan, including the following:

LU-6.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Anacortes's evolving population...

[Note: LU-6.1 subsections a-h guide appropriate use zones for each housing type, including accessory dwelling units, small lot single family, cottage housing, duplexes, triplexes, townhouses, senior and assisted housing, walk up apartments and stacked flats, and live-work units, and provide design provision considerations to promote livability and compatibility with surrounding uses].

LU-6.5. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, neighborhood-scaled grocery stores, religious facilities, home occupations, parks, open spaces, and other uses that provide places for people to gather, senior centers and daycare centers. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

LU-7.1. Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes.

A. Encourage a mixture of uses downtown, including restaurants and taverns, retail, office, civic, cultural, lodging and residential uses to support day and evening activities for all ages.

B. *Encourage more opportunities for people to live downtown through regulatory changes and proactive communication with property owners and development community. Key concepts: Integrate zoning flexibility to allow single purpose multifamily residential on most side streets.*

LU-8.3.A. *Preserve Industrial-zoned land south of 22nd St. for future industrial businesses and potential for green industries.*

LU-9.4. *[In Industrial & Manufacturing Areas] [L]imit non-industrial uses to those that are complementary to industrial activities in terms of access, circulation, public safety, hours of operation and other land use activities.*

ED-2.10. *Strive to provide for a range of sites for a variety of retail development including sites that serve auto-oriented customers as well as those serving pedestrians.*

ED-4.4. *Provide for adequate sites for supportive uses near marine dependent uses.*

18. The proposal provides new definitions and standards for housing types, including small lot single family, accessory dwelling units, cottages, duplexes and triplexes, townhouses, and multifamily. The standards are consistent with the Comprehensive Plan Table LU-1, *Land Use Designations* and Table LU-2 *Overlay Designations*, and other goals and policies of the Comprehensive Plan, including the following:

LU-6. *Preserve and enhance the quality, character and function of Anacortes's residential neighborhoods.*

LU-6.3. *Adopt design standards for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character. Key concepts to consider in the design standards:*

- *A covered entry facing the street.*
- *Minimize the impacts of garages on driveways on the streetscape.*
- *Provide usable open space on all single family lots.*
- *Maximum floor area ratio to better insure that homes are proportional to lot sizes.*
- *Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape.*

LU-6.4. *Adopt design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing and enhance the character of residential and mixed-use areas. Key concepts to emphasize in the design standards:*

- *Emphasize pedestrian oriented building frontages.*
- *Emphasize façade articulation consistent with neighborhoods scale.*
- *Integrate high quality durable building materials and human scaled detailing.*
- *Provide for usable open space for residents.*

- *Provide compatible site edges and sensitive service area design.*
- *Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles.*
- *Integrate landscaping elements to soften building elevations, enhance neighborhoods compatibility, and improve the setting for residents.*

H-2.1. *Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns.*

H-2.2. *Develop design guidelines, standards, or other measures to achieve the following benefits:*

- *Allow growth without sacrificing Anacortes's unique small town character.*
- *Facilitate compatibility between existing and new housing.*
- *Integrate and connect multifamily developments with surrounding development to enhance a sense of community in the neighborhood.*
- *Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.*

19. The proposal provides new definitions and supplemental use standards for commercial, industrial, and public, institutional and open space uses, including unique use permissions and special standards where applicable. The updated terms and definitions will provide more clarity and predictability to the zoning provisions. The standards are consistent with Comprehensive Plan Table LU-1, *Land Use Designations* and Table LU-2, *Overlay Designations*.

20. The proposal establishes the new Marine Mixed Use (MMU) zone, designates areas zoned MMU, and provides applicable development regulations. Comprehensive Plan Table LU-1, *Land Use Designations*, provides guidance in developing applicable regulations.

Table LU-1 (Marine Mixed Use). *Purpose: The designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.*

Principal uses & Density: The primary uses are commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and allowed in single purpose structures provided development include a horizontal mix of uses. Multi-story buildings are encouraged provided they are designed and oriented to provide public marine views and integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).

In determining the appropriate recommended “horizontal mix of uses”, the Planning Commission considered analyses of the site by MAKERS, comments received from the property owner and the general public, and other goals and policies of the Comprehensive

Plan as they relate to economic development, industrial capacity, housing, public amenities, and the vision for the Central Business District. The Commission recommends that single-purpose residential buildings (multifamily, townhouse, and group home developments) be limited to 60 percent of the site area.

Policy LU-8.4 directs the regulations to provide for building heights up to four stories with the ability to go to six stories via incentives for public amenities, desired mix of uses, and/or integration of special design features. Consistent with this directive, the proposal includes a menu of height bonus incentive features that could be incorporated into development in this area to achieve the increased building height in the portion of the MMU zone east of Q Avenue.

21. The proposal reorganizes and updates the form and intensity standards for all zoning designations into more user-friendly tables. The standards are consistent with the Comprehensive Plan Table LU-1, *Land Use Designations* and Table LU-2, *Overlay Designations*, and other goals and policies of the Comprehensive Plan, including the following:

***LU11-1.** Plan for anticipated growth within the city to protect surrounding forest and parklands, and minimizing sprawl, while strengthening Anacortes's unique marine character and intensity. (A) Provide for residential infill development opportunities through the city, but focus the highest intensity residential uses close to commercial and community services and transit.*

***H-1.5.** Encourage infill development on vacant or under-utilized land.*

***H-1.6.** Evaluate barriers to achieving increased density in multifamily residential and mixed use zones and revise regulations if appropriate.*

***H-2.1.** Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns.*

22. The proposal provides opportunities to achieve bonus height in the R4 zone when affordable units meeting certain criteria are integrated into a development. These provisions are supported by the following Comprehensive Plan policies:

***LU-6.6.** Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable senior, size-limited or other types of innovative housing.*

***H-3.4.** Support both rental and ownership forms of affordable housing in a variety of types and sizes.*

In order promote additional multifamily and rental housing supply, the Commission recommends that a size-limited, small unit option be added to the incentives for achieving additional building height in the R4 zone, as outlined in **Attachment A**.

23. The proposal includes updates to requirements for public street improvements, public street design, private driveways and access, and subdivision design and block structure to provide clear objectives for subdivisions and other applicable development. The updated street and access standards were coordinated with the Anacortes Public Works Engineering Department and the Anacortes Fire Department to maintain the safety of all road users and ensure consistency with emergency response needs. Supporting Comprehensive Plan policies include:

***H-1.8.** Provide for flexibility in subdivision development in order to promote environmental protection, encourage infill development, enhance neighborhood character, employ low impact development techniques, and other similar goals.*

***EC-4.5.** Require new and redevelopment to utilize stormwater best management practices, such as Low Impact Development and other natural drainage techniques.*

***T-4.2.** When feasible, design and operate transportation facilities in a manner that emphasizes community character and is compatible with and integrated into the natural and built environment including features, such as street trees, natural drainage, native plantings, and local design themes.*

***T-4.5.** Plan and develop a citywide transportation system that reduces greenhouse gas emissions by shortening trip length and replacing vehicle trips with other modes of transportation by implementing higher density and mixed-use development, and encouraging ride-sharing, public transit, and non-motorized transportation to decrease vehicle miles traveled.*

24. The proposal includes new project design provisions, including block frontage standards, and site and building design standards for multifamily and most nonresidential development. These provisions implement the Comprehensive Plan's goal of promoting compatible pedestrian-oriented development that respects Anacortes's historic character and small town scale while strengthening its unique marine identity (Goal LU-2), as well as other policies as identified below.

***LU-2.1.** Adopt and administer user-friendly design standards and guidelines for commercial and multi-family development that emphasize the concepts below. Evaluate the effectiveness of adopted standards and guidelines over time and make adjustments necessary to achieve community design goals and policies.*

***E.** Integrate opportunities for flexibility in the design guidelines by allowing multiple ways of achieving standards and allowing strategic design departures provided the project meets the design intent.*

LU-6.4. *Adopt design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas.*

LU-7.1.C. *Craft and apply form-based design standards for downtown...*

LU-7.2.C. *Craft and apply form-based design standards for South Commercial Avenue...*

LU-8.4. *Adopt form-based design standards for the central Fidalgo Bay waterfront that promote coordinated development that enhances Anacortes's unique marine character...*

Consistent with Policy LU-2.1.E, "departure" opportunities are offered to specific development standards to provide applicants with the option of proposing alternative design treatments provided such departures meet the purpose of the particular standard. The Commission recommends that, after two years, staff prepare an evaluation of how the departure provisions are working and present the evaluation to Planning Commission and City Council to consider whether any adjustments to departure provisions are necessary.

25. The proposal integrates strategic updates to off-street parking standards to implement the 2016 Comprehensive Plan and the recommendations of the 2015 Anacortes Parking Study, which is supported by the following Comprehensive Plan policies:

LU-7.1. *Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes.*

[Note: LU-7.1 subsections a-i contain several policies for parking, which are summarized below].

- *Consider increasing flexibility for minimum parking requirements.*
- *Locate and design off-street parking to minimize impacts to the retail and pedestrian environment.*
- *Encourage multi-story construction with underground or structured parking that facilitates transit-friendly densities and vibrant pedestrian-oriented streetscapes.*
- *Prioritize and implement recommendations in the Anacortes Parking Study, which identifies short and long-term strategies and alternatives for providing additional and better management of downtown public parking*

ED-2.13. *Provide for adequate, convenient, and safe parking for cars and bicycles in all commercial areas.*

T-2.28. *Be flexible with development standards to promote infill by allowing alternate ways, such as...modified parking requirements...*

T-3.23. *Provide adequate parking space in high demand areas by:*

[Note: T-3.23 subsections a-h contain several policies for parking, which are summarized below].

- *Investigat[e] opportunities to reduce parking requirements*
- *Identify minimum and maximum parking standards*
- *Develop a ‘fee-in-lieu-of’ parking space fee program for projects which are unable to meet on-site parking requirements and use these funds to provide parking or save for a larger parking project.*

26. The proposal reorganizes and updates the landscaping, fences/walls/hedges, and sign regulations into a more user-friendly format, including frequent use of illustrations and tables. Updates to the sign code are designed to recognize a recent U.S. Supreme Court’s decision affecting the local government regulation of signs. Applicable supporting Comprehensive Plan policies include:

LU-2.1.A. *Employ site and building design techniques that promote safe and inviting pedestrian access and connections...*

LU-2.1.F. *Encourage the use of landscaping elements as a defining feature of Anacortes’s character.*

LU-7.2. *Strengthen the visual appearance and economic vitality of South Commercial Avenue.*

LU-11.2. *Adopt user-friendly and coordinated development regulations that facilitate Anacortes’s preferred land use pattern.*

B. Reasons for Action

Having made the Findings set forth above, the Planning Commission makes the following conclusions:

1. The proposed development regulations and zoning map amendments were reviewed through the review process as required by AMC 19.16 Legislative Actions. The Planning Commission is responsible for reviewing and making a recommendation to City Council on development regulation and zoning map amendments.
2. The Planning Commission determined that the proposed amendments are consistent with the:
 - Requirements of the Growth Management Act (RCW 36.70A.130)
 - Anacortes Comprehensive Plan
 - Anacortes Municipal Code (Chapter 19.16 Legislative Actions)

C. Recommendation

The Planning Commission recommends that the City Council:

1. Approve the proposed amendments to the development regulations as presented in the "Planning Commission / 3rd Draft", dated December 18, 2018, subject to the changes identified in **Attachment A**; and
2. Approve the proposed amendments to the Official Zoning Map as shown in **Attachment B**, after holding a public hearing to allow additional public comment opportunity regarding the R2A zoning designation generally south of West 6th St., between the Anacortes Airport and Little Cranberry ACFL.

This recorded motion approved April 10, 2019:

Commission Vote	Support	Oppose	Absent	Abstain
Jeremy McNett, Chair				
Amber Moffitt				
Christine Cleland-McGrath, Vice Chair				
Jeff Mount				
Andrea Doll				
Jeff Graf				
Ward MacKenzie				
Total				

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

Jeremy McNett, Planning Commission Chair

Date

ATTACHMENT A

Anacortes Development Regulations 3rd Draft Major Changes

March 13, 2019

The following table lists the most major changes in the 3rd draft the Anacortes Development Regulations between publication on December 18, 2018 and April 3, 2019 resulting from internal staff discussion, legal review, Planning Commission direction, and response to public comments.

New or updated text is highlighted in yellow.

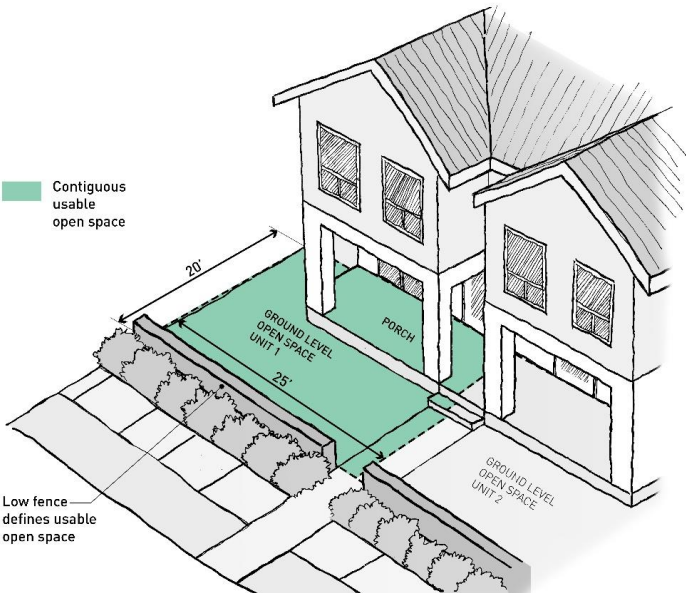
AMC Reference	Recommended Change
19.12, Definitions	<i>Addition resulting from staff direction.</i> “Best management practice” (BMP) means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices, that when used single or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State. <i>Addition resulting from internal/staff discussion.</i> “Building frontage” refers to the “façade” or street-facing elevation of a building. For buildings not adjacent to a street, it refers to the building elevation(s) that features the primary entrance to the uses within the building. Depending on the context the term is used in, it may also refer to the uses within the building. For example, a “storefront” is a type of building frontage. <i>Addition resulting from public comment requesting clarity on the option for car-sharing services to replace some required parking spaces.</i> “Car-sharing provider” means a membership-based and licensed business that offers use of motor vehicles 24 hours a day and seven days a week to members who reserve vehicles in advance, and that charges members for the time and/or miles. <i>Addition resulting from staff direction.</i> “Low impact development best management practice” (LID BMP) means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration. LID BMPs include, but are not limited to: bioretention, rain gardens, permeable pavements, roof downspout controls,

AMC Reference	Recommended Change
	dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use. <i>Addition resulting from public comments regarding museums in residential zones and internal/staff discussion.</i> “Museum” means a type of civic use defined in AMC 19.44.020(C)(4). <i>Addition resulting from internal/staff discussion.</i> “Religious institution” means any building used for non-profit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not necessarily limited to, church, temple, synagogue, and mosque. <i>Addition resulting from staff direction.</i> “Stormwater facility” means a constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, and biofiltration swales.
19.30.030(C), Site plan application requirements	<i>Update resulting from public comments concerned with burdening small scale developments under 30 feet in height and the need for clarity on how detailed the visualization must be.</i> C. The department may optionally request a three-dimensional visualization of proposed development that will exceed a building height of 40 feet to help determine compliance with applicable building design standards (AMC Chapter 19.63).
Table 19.41.050, Principal uses permitted in residential zones	<i>Update resulting from public comments regarding museums in residential zones and internal/staff discussion.</i> Museums added to use table to clarify they are not allowed in any residential zone. <i>Update resulting from internal/staff discussion.</i> Adult family home permissions updated to match single-family permissions in mixed-use/industrial zones per state law.

AMC Reference	Recommended Change
Table 19.41.050 Principal uses permitted in mixed-use and industrial zones	<i>Update resulting from public comments regarding museums in residential zones and internal/staff discussion.</i> Museum added as a specific type of Civic use in several zones. <i>Update resulting from internal/staff discussion.</i> Gas stations added as a special retail sales use.
Table 19.42.020, Form and intensity standards for residential zones	<i>Update resulting from internal/staff discussion.</i> Cross-references added to Old Town form and intensity standards, and adjustments made to lot coverage and setback standards to match current standards and/or the R3 zone. <i>Update resulting from public comments on the matter.</i> Adjustments made to the R4 and R4A minimum lot width circle for consistency with other zones. <i>Update resulting from public comments on the matter.</i> R2A lot coverage maximum changed from 35% to 40%. <i>Update resulting from public comments concerning how this standard may affect lot and home design.</i> Minimum street setback - garage adjusted to 20 feet in most zones. <i>Update resulting from public comments on the matter.</i> Cross-references added for MMU base height to clarify difference in the zones east and west of Q Avenue.
19.42.050, Bonus incentives in the R1 zone	<i>Due to concerns among public comments, Planning Commissioners, and staff, this section is proposed for removal and re-addressing in a future public process.</i>

AMC Reference	Recommended Change
19.42.060, Bonus incentives in the R4 zone	<i>Updates resulting from Planning Commission direction and public comments requesting greater options for affordable housing bonus incentives. Option 1 is new and Option 2 was present in previous drafts.</i> A. Purpose. To allow flexibility in building height in exchange for the integration of affordable dwelling units into the development. B. Applicability. Height bonuses are available to development in the R4 zone as established in Chapter 19.42 Form and Intensity Standards provided it complies with one of the affordable housing options in this section. C. Option 1: Small units. Developments where at least 25 percent of the total dwelling units contain no more than 600 square feet of gross floor area qualify for the height bonus. D. Option 2: Affordable units. Developments that integrate affordable dwelling units per the standards below qualify for the height bonus.
19.42.070(A)(1), Bonus incentives in the MMU zone <u>west</u> of Q Avenue	<i>Update resulting from public comment.</i> I. Applicants must conduct a three-dimensional visual analysis to examine views of the development from at least three vantage points (including surrounding streets and other public vantage points as selected by the director) to help ensure that the proposed building(s) do not adversely impact the general vicinity.
Table 19.42.070, Bonus incentives in the MMU zone <u>east</u> of Q Avenue	<i>In response to numerous public comments and Planning Commission direction, the following clarifications and updates are suggested for the public benefit options.</i> I. Vertical mixed-use building design: Ground level spaces designed to accommodate non-residential uses must occupy at least 50% of the building's primary façade. Such spaces must be at least 50' deep and contain 13' minimum floor to ceiling heights. Residential lobbies and structured parking areas do not qualify as non-residential space for the purposes of this incentive option. 4. Integrate ornamental stormwater management features. Include creative and expressive techniques to celebrate stormwater management. The feature must be a significant visible design feature of the site and must include educational signage or a plaque explaining the incorporated stormwater techniques as determined and approved by the City. The design and management plan for the features must demonstrate long term success of the ornamental stormwater management element.

AMC Reference	Recommended Change
	7. Integration of permanent public art in visible location. This could include a mural, mosaic, sculptural element, or gateway feature that is clearly recognizable as public art as determined by the director in consultation with the City of Anacortes Arts Commission. Feature may be located in a plaza, within the streetscape adjacent to the building, and/or on the building. Off-site features may be considered by the City provided they are placed within the Central Waterfront MMU zone. To qualify as an amenity, the estimated cost of the feature must be at least 1% of the construction cost of the development. 8. Exceptional landscaping display in visible location. The display must cover an area equal to at least 2% of the development site and function as a prominent visual feature of the development. The design and management plan for the landscaping display must demonstrate long term success of the landscaping elements. See examples below. 12. Other similar features that function as a permanent public amenity. Such features must be comparable in cost and public benefit to the features above.
19.42.130(D), Setback types and measurements	<i>Update resulting from public comment.</i> D. Interior side setback - upper floors. The interior side setback for the portion of the building above the floor level of the second floor is measured as provided in subsection (C) above, except the measurement is to the portion of the structure above the floor level of the second floor.

AMC Reference	Recommended Change
19.43.010(E)(2) and (F)(2), Triplexes and duplexes	<i>Updated open space design standard resulting from several public comments and internal/staff discussion.</i> b. See AMC 19.53.030 for general driveway and access easement standards. Separate driveways are permitted for each unit provided each driveway is limited to 12 feet in width and meets driveway separation standards in AMC 19.53.030(D). c. Standards for minimum useable open space. i. All new duplex units must provide a contiguous open space with a minimum dimension of 15 feet on all sides. ii. The minimum collective size of usable open space is 10 percent of the lot area. For example, an 8,000 square foot lot would require at least 800 square feet of usable open space, which could include separate 20 feet by 20 feet usable open spaces for each unit. iii. Where the usable open space is configured within the street setback, the open space must be defined with a fence or wall (meeting the standards of AMC Chapter 19.66). See Figure 19.43.010(E)(2)(d) for an example. iv. Covered but unenclosed decks and porches may be used as a part of the usable open space provided they are a part of a space that meets the standards herein. Figure 19.43.010 (E)(2)(c) Example of integrating a duplex's minimum usable open space into the street setback. 

AMC Reference	Recommended Change
19.43.010(G)(10), Townhouses	<i>Update resulting from internal/staff discussion.</i> 10. Usable open space. Townhouse dwelling units must provide open space at least equal to ten percent of the gross floor area. The required open space may be provided by one or more of the following: a. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of AMC Chapter 19.66 Fences, Walls & Hedges). b. Balconies, roof decks or porches. c. Shared open space that meets the design requirements of AMC 19.62.040(B)(2), provided such space is visible and directly accessible to townhouse dwelling units. Individual private open spaces for one unit that exceed the open space standards may not be used to help meet the open space standards for other dwelling units. Shared open spaces that meet the standards of subsection (c) above, however, may be used to supplement private open spaces meeting subsections (a) and (b) above to help dwelling units meet the usable open space standards herein.  The image is an aerial photograph of a residential development consisting of several rows of townhouses. In the center of the development is a rectangular green space, which is labeled 'Freedom Park' in green text. The townhouses are arranged in a grid-like pattern around this central park area. The roofs of the townhouses are dark, and the surrounding area includes some parking spaces and roads. “Freedom Park” qualifies as shared open space and may be used to help those townhouses adjacent to the space meet their minimum usable open space requirements.

AMC Reference	Recommended Change
19.43.010(H)(3), Multifamily in the MMU zone	<i>Update resulting from Planning Commission direction, including a clarification of how single-purpose residential buildings and mixed-use buildings are defined for the purpose of the MMU zone east of Q Avenue.</i> b. Multifamily family dwellings and other permitted residential uses within single purpose buildings* may cover up to 60 percent of the site area (parcel or contiguous parcels held under common ownership) provided they meet access, site and building design standards in this title. Associated parking, landscaping, open space, and other facilities accessory to the residential uses are included within the site area limitation. The maximum percentage may be increased through a framework development plan (AMC 19.61.180). * Mixed-use buildings that meet the following criteria are not considered a single-purpose residential building: i. At least 50 percent of the ground level building frontage is designed to accommodate non-residential uses meeting the interior space requirements in subsections (ii) and (iii) below. ii. Spaces feature 13-foot minimum floor to ceiling height. iii. Spaces are at least 50 feet deep.
19.43.010(H)(5), Multifamily in the MS zone	<i>Update resulting from public comment and internal/staff discussion.</i> 5. MS zone standards: a. Multifamily dwellings are conditionally permitted west of Commercial Avenue and south of 2nd Street.
19.43.020(B), Adult family homes	<i>Update to maintain consistency with state law regarding adult family home permitting.</i> 2. Standards. a. An adult family home must be licensed under RCW 80.128. b. Use permissions in the CBD and C zones: i. An adult family home is permitted use when in an existing single family dwelling. ii. An adult family home is conditionally permitted when within an existing building that was a single-family residence at some time in its past. iii. An adult family home within a newly constructed single family dwelling is not allowed. c. Use permissions in the LM zone: i. An adult family home is permitted use when in an existing single family dwelling. iii. An adult family home within a newly constructed single family dwelling is conditionally permitted.

AMC Reference	Recommended Change
19.43.020(C), (D), and (E), Group living standards	<i>Design standard clarification added to Assisted living facility, Nursing home, and Rooming house.</i> a. Design standards. For the purpose of meeting the project design standards of Division 6, except for AMC 19.64 Parking, this use is considered a multifamily use when interpreting applicability provisions.
19.44.070(A), Passenger terminal	<i>Updates resulting from public comment.</i> A. Passenger terminal use category. Facilities for the takeoff and landing of planes and helicopters, and facilities for trains, boats, buses, taxis or limo services. Passenger terminal includes, but is not limited to: 1. Airport. 2. Airfield, landing strip. 3. Bus passenger terminal, multi-modal facility. 4. Heliport. 5. Railroad station. 6. Taxi dispatch center, limousine service. 7. Ferry terminal, passenger boat terminal.
19.44.120(E)(3), Special retail sales uses	<i>New definition to improve interpretation of land use tables.</i> 3. Gas station. a. Definition. A retail use that primarily involving automobile fuels. Gas stations include specialized structures for selling fuel and fuel storage tanks, often underground. These establishments may provide incidental services such as automobile maintenance/repair, car washing, and the sale of food and other convenience items (including drive-through restaurants).
19.45.040(B), Research and development use standards	<i>New standard resulting from public comment and internal/staff discussion.</i> B. Research and development use standards. 1. Such uses in the C, CBD, and MMU zones must occur within a fully-enclosed building. 2. In the MMU zone, the use of outdoor areas for final product assembly and transportation-related activities are permitted, provided that screening of such outdoor uses mitigates the impacts of planned activities. Screening options include fencing (AMC Chapter 19.66) and Type A or B Landscaping (AMC 19.65.060)

AMC Reference	Recommended Change
19.46.020(A), Civic	<i>Note added to improve clarification of how trade schools are interpreted in the land use tables.</i> NOTE: This category does not include: • Government offices - which falls under Office use • Trade, vocational, or business school - which falls under Office use • Public safety facilities - which falls under General service use • Municipal service facilities - which falls under General service use
19.46.020(C), Civic	<i>Additional definition and standard resulting from public comments regarding museums in residential zones and internal/staff discussion.</i> 4. Museums. a. Definition. A room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects.
19.46.040(C)(2), Sustainable energy generation systems	<i>Clarification on use classification resulting from internal/staff discussion and Planning Commission comment.</i> a. Principal and accessory use classification. The sustainable energy generation system is a principal use when it generates or has the potential to generate more electricity than needed for buildings and facilities on the site it is located and sends or has the potential to send excess electricity off-site. Systems that only generate electricity for on-site use are accessory (see AMC 19.47.010-.020 for accessory use and structure standards), unless the director determines the system is a principal use based on system characteristics such as size, design, or off-site impacts. Exception: Solar energy systems attached to a rooftop and which send excess electricity off-site may be considered an accessory use.
19.47.020(B)(1)(c), Accessory structures	<i>Update to retain current accessory structure standard.</i> iii. Rear setbacks not adjacent to a platted alley. (A) Five feet, for accessory structures no larger than 144 square feet and 12 feet in height.
19.47.030(C)(5), Accessory dwelling units	<i>Update resulting from public comments.</i> b. Height limits for detached ADUs are: i. 20 feet where the roof pitch is less than 6:12. ii. 25 feet where the roof pitch is 6:12 or greater. Exception: ADU height and roof pitch adjustments may be needed for structures to comply with the 45-degree height/setback plane provisions in subsection (C)(6)(a) below.

AMC Reference	Recommended Change
19.47.030(C)(9), Accessory dwelling units	<i>Addition resulting from public comment.</i> 9. Entrance. The entrance to the ADU must not be on the same side of the structure as the entrance to the principal residence, except when such entrance is not visible from the street as determined by the director. Exception: If an ADU is created within an existing residence which already has more than one existing exterior door on the same side, an existing door may be utilized for the ADU.
19.47.030(C)(11), Accessory dwelling units	<i>Addition resulting from Planning Commission direction.</i> II. Owner occupancy. a. Either the principle or accessory dwelling unit must be occupied by an owner of the property for six or more months of each calendar year as the owner's permanent residence. "Owners" include title holders and contract purchasers. The applicant must record a notice against the property title with the county auditor, on forms provided by the department, describing this requirement. b. The Director may waive the requirement of subsection (a) for up to three years if a letter is submitted that provides evidence of good cause for the waiver. Good cause may include job dislocation, military deployment, sabbatical leave, education, or illness.
19.47.050, Caretaker residences	<i>Update resulting from public comment.</i> Caretaker or security residences are allowed in the LMI, CM2, MS, I, and HM zones provided they are accessory to a principal permitted use. See AMC 19.47.010 for general accessory use standards.
19.52.040(B), Interpretation of geometric street design tables	<i>Clarifications resulting from public comments.</i> 2. Landscaped area. Landscaped area contains vegetation, pedestrian amenities, utilities, and other roadside infrastructure. Street trees must be included according to the installation standards and requirements in the Anacortes Engineering Design Standards. When included, curbs are part of the landscaped area width. 3. Pavement width. Pavement width refers to the minimum width of the traveled way, bike lanes, and parking lanes. Parking lanes are optional and may be required in special circumstances to accommodate guest parking [AMC 19.64.030(B)], traffic calming, and/or applicable service deliveries and activities appropriate to the street context and/or typical to the size, type, and density of the proposed development. When included, parking lanes must be eight feet wide and designed to provide water quality treatment consistent with AMC Chapter 19.76 Stormwater and the adopted DOE Stormwater Management Manual. When included, gutters are part of the pavement width.

AMC Reference	Recommended Change
Table 19.52.040(A), Low-volume local street standards	<i>Addition resulting from internal/staff discussion and Planning Commission direction.</i> Parking pockets may be integrated into one or both sides of the street in place of landscaped areas for up to 50% of the street length provided wider planting strips and trees planted elsewhere along the street compensate for the displaced landscaped areas.
Table 19.52.040(E), Land design standards	<i>Update resulting from internal/staff discussion.</i> Lane street types are permitted for residential development accessing up to 9 dwelling units.
19.54.030, Open space/parks	<i>Additional standard resulting from staff direction.</i> Parks and open space integrated into residential subdivisions must meet the following design criteria: F. May include LID BMPs. Open spaces may include LID BMPs, like rain gardens, in up to 25 percent of subdivision open spaces (cumulative).
19.54.040(B), Lot design	<i>Update resulting from public comment.</i> B. General standards I. Zero lot line, reciprocal use easement lots, and shared access lots developments are allowed in all residential zones except Old Town (see AMC 19.42.160 for supplemental form and setback standards in Old Town).
19.61.040, Block frontage designation maps	<i>Update resulting from Planning Commission direction.</i> <i>On Commercial Avenue, designate the street "Undesignated" south of Downtown except retain the "Mixed" designation from 24th Street to 26th Street and retain the High Visibility Street Corners.</i>
19.62.040(B)(2), Shared multifamily open space design requirements	<i>Update resulting from staff direction.</i> j. Shared open spaces may include LID BMPs, like rain gardens, in up to 25-percent of the required open space.
19.62.040(D)(2), Pedestrian-oriented open space design criteria	<i>Update resulting from staff direction.</i> d. Pedestrian-oriented open spaces may include LID BMPs, like rain gardens, in up to 25 percent of the required open space.
19.62.050(D)(3), Pathway design	<i>Update resulting from public comment.</i> 3. Where a pedestrian pathway is adjacent to perpendicular or angled parking, an extra two feet of pathway width must be provided to accommodate parked vehicles overhanging the pathway unless wheel stops are installed to prevent parked vehicles from overhanging the curb.

AMC Reference	Recommended Change
19.63.050(B), Building materials	<i>Clarification resulting from public comment.</i> B. Quality building materials. Applicants must use high quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed-use buildings where the façade is sited close to sidewalks. Stone, brick or tile masonry, architectural concrete or other similar highly durable materials must be used for at least the bottom two feet of the first floor façade on non-residential and mixed-use buildings (excluding window and door areas).
19.64.060(D), Modifications to parking requirements	<i>Update resulting from public comment requesting clarification on this provision and research from other jurisdictions.</i> D. Minimum off-street parking for uses in the C, MMU, LM, LMI, HM, MS, I, CM2, R3, R3A, and R4 zones may be reduced from the requirements of Table 19.64.040 with any of the following options: 4. For new residential uses with 20 or more dwelling units, three parking spaces may be replaced by one space reserved for a car-sharing provider. Use of this provision is limited to a 15 percent reduction in total parking spaces as determined by the director. A long-term agreement between the property owner and a car-sharing provider must be approved by the director. The agreement, along with a notice that the agreement is the basis for modified parking requirements under this chapter, must be recorded with the title to the property before a certificate of occupancy is issued.
19.64.100(A)(4), Bicycle parking requirements	<i>Addition resulting from research from other jurisdictions.</i> 4. Developments which require less than 10 vehicle parking spaces under the provisions of this chapter are exempt from these bicycle parking requirements.
19.65.040(B), Landscape plans	<i>Clarification resulting from public comment and internal/staff discussion.</i> B. Landscape plans must be completed by a Washington state licensed landscape architect or Washington-Certified Professional Horticulturalist (CPH) for multifamily and nonresidential developments with a development site area of 10,000 gross square feet or more.
19.65.040(C), Landscape plans	<i>Addition resulting from public comment and internal/staff discussion.</i> II. The location of existing trees to be preserved, or new trees to be planted, in conformance with AMC Chapter 16.50 Tree Preservation, when applicable.

AMC Reference	Recommended Change
19.65.060(A), Type A, B, and C landscaping	<i>Updates and clarifications for Type A, B, and C landscaping resulting from internal/staff discussion. Only Type A shown below for brevity.</i> A. Type A Landscaping. 1. Purpose. Type A Landscaping functions as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas for screening unwanted views. 2. Screening requirement. The selected plant materials and configuration must be able to screen 70 percent of the unwanted views within five years of planting and screen 100 percent of the unwanted views within six years of planting. This requirement must account for the size and characteristics of materials planted, their typical growth rate, and size at maturity. 3. Planting requirements. Type A Landscaping must minimally consist of the following: a. Trees which are predominately evergreen (more than 50 percent). b. Tree size: A variety of tree sizes may be used, provided at least 70 percent are medium or large [see AMC 19.65.050(B)(1)]. Trees must be planted at the following spacing standards (“on-center” refers to the distance from other trees of any size): i. Large trees must be spaced between 20 and 25 feet on-center. ii. Medium trees must be spaced between 15 and 20 feet on-center. iii. Small trees must be spaced between 10 and 15 feet on-center. c. Shrubs: Predominately evergreen provided at the rate of one shrub per 20 square feet of landscape strip. d. Groundcover: Planted at a density to cover the buffer within three years. e. Species diversity: Trees and shrubs must comply with AMC 19.65.050(E). DEPARTURES that vary from the planting requirements of subsection (3) will be considered provided the proposal meets the screening requirement of subsection (2).



Zoning Map Amendments Recommended by the Planning Commission

