

ANACORTES PLANNING COMMISSION



July 25, 2018

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of July 11, 2018**
3. **Correspondence**
4. **Old Business**
Development Regulations Update: Review and discuss Title 19, Division 4: Zoning and Land Uses
5. **New Business**

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 Meeting Minutes for – July 11, 2018

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

Chair McNett called the meeting of July 11, 2018 to order at approximately 6:00 p.m.

Roll Call

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

Absent: Commissioners Doll and Mount

Minutes

Minutes of June 27 were approved as read.

Correspondence

None

Old Business

Public Meeting – Divisions IV of the Draft Development Regulations

Commissioners and staff sat in a round table format in front of the audience.

Libby Grage, Planning Manager, provided an overview of Division IV, Zoning & Land Uses.

Bob Bengford, MAKERS, summarized the focus issues and noted it will be discussed in further detail during the meeting. This includes building height, land coverage, bonus incentives, cottage housing, specialized medical offices, and Accessory Dwelling Units (ADUs). Mr. Bengford then presented the chapters in order.

Commissioners questioned rewriting the purpose of each zone instead of removing language. Staff explained that code language is based on the Comprehensive Plan and there is a table available that references zones to the Comprehensive Plan designations.

Commissioners questioned the regulation of short term rentals. Mr. Bengford stated that this is not currently proposed to be regulated. Commissioners requested including short term rentals in the update.

Jimmy Blaise, MJB Properties, 2405 1st Ave, Seattle. Mr. Blaise requested changes, elaborating on correspondence he had submitted to the record earlier in the day.

Cynthia Richardson, 315 V Ave. Ms. Richardson agrees with the concept of allowing medical offices outside of the medical overlay. Ms. Richardson also stated opposition to medical offices in residential zones.

Commissioners suggested considering allowing incentives for use of green energy with commercial construction.

Commissioners requested clarification on bonus incentives.

Cynthia Richardson, 315 V Ave. Ms. Richardson agreed with increasing the height limit.

Robert Festa, E Park Drive. Mr. Festa agrees with increasing the height limit.

Jimmy Blaise, MJB Properties, 2405 1st Ave. Mr. Blaise agrees with increasing the height limit.

There was a consensus between commissioners on allowing increased building heights without requiring affordable housing provisions as a bonus incentive. Buildings could be built to 65' in the CBD and MMU (Central Waterfront) zones, and 50' in the Commercial Zone.

There was a consensus between commissioners on removing Floor Area Ratio as a method of limiting building size.

Chair McNett called the meeting to a close at approximately 8:30 p.m. The next meeting to review the updates will be held on July 25, 2018, at 6:00 p.m.

To view materials related to the Development Regulations & Design Standards, 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: 7/25/2018 **Agenda Item:** 1

Subject: Development Regulations Update: Div. 4 Zoning & Land Uses, continued

Staff Contact: Don Measamer, Libby Grage

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

Action Type	
	Public Hearing
	Staff Report
x	Discussion

Summary Statement: At the 7/25/18 Planning Commission meeting, City staff will present proposed updates to the development regulations contained in Division 4 of AMC Title 19 *Unified Development Code*. It is anticipated that the Planning Commission will ask questions, provide feedback, and that time for community member comments will be provided.

Please see the attached memo and updated staff report for additional information.

Background: Over the next few months, the Planning Commission will be reviewing and discussing proposed updates to the development regulations contained in the Anacortes Municipal Code (AMC) Title 19. The goals of the proposed amendments are to provide clear, user-friendly development regulations and to implement key goals and policies of the 2016 Comprehensive Plan.

The full 2nd Draft and additional project background information can be viewed on the [project website](https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards). (<https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>)

The [schedule](#) of upcoming Planning Commission meetings is attached.

Previous Council/Committee/Commission Action: None.

Competing Viewpoints Considered: Public comments have been submitted over the last 1.5 years and have contributed to the development of the 2nd Draft. Members of the public may provide comments at upcoming Planning Commission meetings during the PC's review of the draft, and may also submit written comments to Libby Grage, Planning Manager, libbyb@cityofanacortes.org at any time. A formal public comment period and public hearing will be advertised in the coming months. All comments received prior to the end of the advertised public comment period will be considered, summarized and responded to in a comment matrix, and forwarded on to the PC and CC during the review process.

Recommended Motion: None

Alternative Actions: N/A

Attachments:

Staff Memo dated 7/19/18

Updated Division 4 Staff Report with Updated and New Attachments (dated 7/19/18)

Upcoming PC meeting schedule



Planning, Community, & Economic Development Department

Don Measamer, Director

Date: July 19, 2018
From: Development Regulations Update Project Team
Subject: Division 4 – Zoning and Land Use
7/11/18 PC Meeting Recap & 7/25/18 PC Meeting Plan

7/11/18 PC Meeting Recap

City and Makers staff reviewed AMC Chapters 19.40, Zones, 19.41 Allowed Uses and 19.42 Form and Intensity Standards, pausing for Planning Commission questions, discussion throughout, and taking public comments at the end of each chapter.

The Planning Commission's major recommended updates to the draft code were as follows:

- Allow by-right maximum height limit of 65 feet in the Central Business District and the central waterfront site of the Marine Mixed Use zone, consistent with the recommendation of the Comprehensive Plan.
- Require a setback (e.g. 10 feet) for buildings sixth floors (or defined as above 50 or 55 feet).
- Allow by-right maximum height limit of 55' feet in the Commercial zone, consistent with the recommendation of the Comprehensive Plan.
- Explore additional options for the bonus incentives program beyond affordable housing. However, alternatives to height bonuses may need to be considered given the foregoing recommendations.
- In residential zones, do not proceed with floor area ratio (FAR) standards due to complexity of administration and unclear benefits. For example, high density townhomes and apartments are desirable in the R₄ zone, and the proposed FAR limit constrained these housing options and providing alternative limits for single-family development may prove complex. However, to control building mass, further justify removal of the lot coverage standards and refine the minimum landscaped area.

The Staff Report for Division 4 (attached) has been updated to document the 7/11/18 meeting discussion and direction given by PC on various topics. Some topics within Ch. 19.40 - .42 need additional consideration and Planning Commission direction. Attachments to the staff report are currently being updated and added to help facilitate that discussion.

7/25/18 PC Meeting Plan

1. Staff recommends first discussing / following up on the topics below before moving on with the remaining Division 4 chapters:
 - A. **Building height measurement method.** See Div. 4 Staff Report *Attachment 1 (Updated): Building Height & Measurement* for discussion.
 - B. **Bonus height alternatives in MMU and R4 zones.** See Div. 4 Staff Report *Attachment 2 (Updated): Bonus Height Alternatives* for discussion.
 - C. **Bonus Height in CM, CM2, LM & I zones.** See Div. 4 Staff Report *Attachment 8 (New): CM, CM2, LM & I Zone Bonus Height Provisions* for discussion.
 - D. **MMU-Zoned Central Waterfront site residential uses.** See Div. 4 Staff Report *Attachment 7 (New): Residential Use Permissions on the MMU-Zoned Central Waterfront Site* for discussion.
 - E. **Specialized Medical offices.** See Div. 4 Staff Report *Attachment 5 (Updated): Specialized Medical Offices* for discussion.
 - F. **Landscaping and lot coverage standards.** See Div. 4 Staff Report *Attachment 9 (New): Minimum Landscaped Area* for discussion.

2. Staff will lead review of the remaining Division 4 chapters with PC questions, discussion throughout and public comment at the end of each chapter:
 - 19.43 Residential Uses
 - Key topic: Cottage housing (See Div. 4 Staff Report Attachment 4: Cottage Housing)
 - 19.44 Commercial Uses
 - 19.45 Industrial Uses
 - 19.46 Public, Institutional & Open Uses
 - 19.47 Accessory Uses & Structures
 - Key topic: Accessory dwelling units (See Div. 4 Staff Report Attachment 6: Accessory Dwelling Units)
 - 19.48 Temporary Uses
 - 19.49 Nonconforming Uses and Structures



Planning, Community, & Economic Development Department

Don Measamer, Director

Date: July 5, 2018; **Updated July 19, 2018**
 From: Libby Grage, Planning Manager; Bob Bengford, AICP, MAKERS
 Subject: Development Regulations Update
 AMC Title 19 Unified Development Code, Division 4 – Zoning and Land Use
 Key Proposed Updates and Comp Plan Policy Links

Notes:

(1.) This document has been updated to reflect Planning Commission discussion and direction at the July 11, 2018 meeting. **New/updated text is highlighted in YELLOW.**

(2.) Public comments received that are not specifically addressed in this document will be summarized in a table, with recommended actions, and reviewed at an upcoming PC meeting.

Staff Report: Division 4 Zoning and LAND Use

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General Introduction

The purpose of this document is to identify key updates proposed to development regulations within the Anacortes Municipal Code. This report covers Division 4- Zoning and Land Use, within the 2nd Draft of Title 19 Unified Development Code, which can be found on the city's Development Regulations Update project website: <https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>.

The proposed changes to Division 4 are intended to integrate into Title 19 the zoning and use provisions currently located in [AMC Title 17 Zoning](#), and include strategic updates to improve organization and usability, clarity, and new content to implement the 2016 Comprehensive Plan. This document provides a general overview of proposed changes to existing adopted zoning, use, form and intensity standards, corresponding Comprehensive Plan guidance, and identifies key issues that may warrant Planning Commission review and discussion.

Division 4 Zoning and Land Use was adopted under Ordinance 2992 in 2016. It set up Chapters 19.42 Uses and 19.44 Supplemental Use Criteria (including standards for accessory dwelling units, bed and breakfasts, and home occupations). In 2018, AMC 19.46 Affordable Housing Demonstration Program was added. Division 4 chapters are proposed to be updated and reorganized as follows:

Contents & Update Summary

Div./Ch.	Title	Ord. # or New	Other code location(s)	Proposed Updates Summary
19.40	Zones	New	17.12	See Key Topics Discussion below.
19.41	<u>Allowed Uses</u>	2992	17.15 – 17.39	
19.42	<u>Uses</u> <u>Form and Intensity Standards</u>	2992 New	17.15 – 17.39; 17.41	
19.43	<u>Residential Uses</u>	New	17.06	
19.44	<u>Supplement Use Criteria</u> <u>Commercial Uses</u>	2992 New	17.06; 17.63; 17.64	
19.45	<u>Industrial Uses</u>	New	17.06	
19.46	<u>Affordable Housing Demonstration Program</u> <u>Public, Institutional, & Open Uses</u>	3017 New	17.06; 17.49; 17.64	
19.47	<u>Accessory Uses & Structures</u>	New	17.48	

19.48	<u>Temporary Uses</u>	New	17.64
19.49	<u>Nonconforming Uses & Structures</u>	2992	

2016 Comprehensive Plan Guidance

The regulations contained in Division 4 Zoning and Land Use are essential to implementing many of the land use, community design, housing, and economic development goals in the 2016 Comprehensive Plan, including, but not limited to:

LU-1. Land Use Pattern. Establish a development pattern consistent with the community's vision.

LU-2. Community Design. Promote compatible pedestrian-oriented development that respects Anacortes's historic character and small town scale while strengthening its unique marine identity.

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

LU-7. Downtown and South Commercial Avenue. Enhance the character and economic vitality of Downtown and the South Commercial Avenue corridor.

LU-8. Fidalgo Bay and Guemes Channel Waterfronts. Maintain and enhance Anacortes's waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city.

LU-9. Industrial & Manufacturing Areas. Maintain and promote active use of industrial lands.

LU-11. Growth Management & Regional Coordination. Emphasize compact growth to minimize sprawl and protect Anacortes's Community Forestlands.

H-1. Housing Supply and Variety. Provide for a sufficient quantity and variety of housing to meet community needs.

H-2. Neighborhood Character. Promote the stability and vitality of residential and mixed use neighborhoods.

H-3. Housing Affordability. Provide for a range of housing opportunities to address the needs of all economic segments of the community.

ED-1. Balanced Economy. Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.

ED-2. Retail & Commercial. Enhance commercial businesses which serve the community's needs for goods and services.

ED-3. Tourism. Maintain and enhance year round opportunities for sustainable tourism in keeping with the Community's vision.

ED-4. Manufacturing and Industrial. Strengthen the marine trade economy and encourage other manufacturing and industrial opportunities.

ED-7. Enhance Regulatory Predictability. Streamline regulations and permitting.

EC-13. Climate Change. Anacortes should be a regional leader in mitigating and adapting to climate change.

CF-1. Support Existing Development and Future Growth. Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

CF-8. Essential Public Facilities. Ensure that Essential Public Facilities are sited and designed in compliance with the State Growth Management Act.

CF-9. Anacortes Airport. Coordinate with the Port of Anacortes in planning activities associated with the airport.

Community Feedback

Substantial input has been received regarding a broad range of topics within Division 4. Several of the most commonly commented-upon topics, which would benefit from close Planning Commission review and discussion, include:

- Building height measurement method (see Attachment 1)
- Bonus height - alternative methods to achieve (see Attachment 2)
- Floor area ratio (see Attachment 3)
- Cottage housing (see Attachment 4)
- Medical use type permissions (see Attachment 5)
- Accessory dwelling units (see Attachment 6)
- **NEW AND UPDATED ATTACHMENTS ARE FORTHCOMING**

Key Topics & Policy links

Each section below includes a summary of key proposed changes, guiding Comprehensive Plan goals and policies (when applicable), and clarifying comments. Text highlighted in *red italics* refer to further edits that might be considered in response to public comments or other internal staff/consultant discussion.

19.40 Zones

AMC Ch. 19.40 Zones updates and replaces [AMC Ch. 17.04 General Provisions](#) and [AMC Ch. 17.12 Zones, Maps and Boundaries](#).

Table LU-1 in the Comprehensive Plan provides direction to the implementing zones depicted and described in this chapter. Table LU-1 combined with the updated zone provisions herein are intended to provide greater guidance and predictability to the appropriateness of zone change proposals. Key proposed updates are:

- Designates the City's GIS zoning layer as the Official Zoning Map.
- Updates zoning map boundary interpretation rules.

- Adds a table organizing the zones into Residential, Mixed-Use, and Industrial categories. The overall categories are then referenced within applicability language throughout the Title 19 provisions to identify where certain site and building design provisions are required.
- Indicates the locations where applicable zones are appropriate for (including Comprehensive Plan land use designations).
- Adds new zone designations and overlays that were established in the Comprehensive Plan (Marine Mixed Use, R2A, R3A, Old Town, and Live-Work, Medical, and Mixed-Use Business Overlays).
- Excludes the Commercial Marine 1 (CM1) designation, which is proposed to be removed as a zone designation.

19.41 Allowed Uses

Proposed AMC Ch. 19.41 Allowed Uses reorganizes and updates the permitted uses for all zoning designations using a table format. Table LU-1 and the goals and policies of the Land Use Element of the Comprehensive Plan were used as parameters to craft the permitted uses in the various zoning districts.

The use charts herein were crafted to be as easy to read as possible. Keys to accomplish this include:

- Limit the number of uses in the chart by prioritizing common uses and umbrella terms and including good definitions (located in Chapters 19.43-48) for each use type.
- Including direct links to relevant standards for the applicable use and avoiding footnotes.
- Organizing the use charts by categories of uses in a logical manner.

Key proposed updates to permitted uses in residential, mixed-use, and industrial zones are discussed below. Guiding Comprehensive Plan policies are also identified, where applicable. In the table, "P" stands for "Permitted" and "C" stands for "Conditional".

Table 19.41.040 - Residential Zones

Summary of updates	Key Comp. Plan Policies (see below)	Comments
Residential Use Types		
New small lot, single family (<5,000 sq. ft. lots) type added as P to R3, R3A	LU-6.1.B; H-1.3	7/11/18 PC meeting – no comments on this topic.
New cottage housing type added as P in all residential zones except OT	LU-6.1.C; H-1.3	7/11/18 PC meeting – no comments on this topic.
Duplexes changed from C to P in R2A	LU-6.1.D; H-1.3	7/11/18 PC meeting – no comments on this topic.
Triplex/Fourplex/Townhouse added as Permitted use to R3A* (*note – in the 2 nd draft, the P and C in the triplex & fourplex rows were inadvertently transposed for the R3/R3A zones)	LU-6.1.E; H-1.3	7/11/18 PC meeting – no comments on this topic.
Assisted living changed from C to P in the R4 zone	LU-6.1.F H-4.1; H-4.2	7/11/18 PC meeting – no comments on this topic.

Summary of updates	Key Comp. Plan Policies (see below)	Comments
Commercial Use Types		
Daycare 1 facilities added as P in most zones. Daycare facilities II added as C in medium and high density zones	LU-6.5; ED-2.8	RCW 36.70A.450 states that the city may not prohibit family day-cares in residential dwellings. Enhances potential options for conveniently located childcare facilities for residents. 7/11/18 PC meeting – no comments on this topic.
Medical (clinics) changed from P to C in high density zones	LU-6.5; ED-2.8	Existing clinics have been established in R4 zones under provisions of existing code. Changing to a C will allow review of and mitigation of potential impacts from new medical offices on residential uses. 7/11/18 PC meeting – Discussion about whether Medical/clinic uses should be excluded from R4 zones. Further review/discussion is warranted.
Beauty salons and mortuaries changed from P to C in high density zones	LU-6.5; ED-2.8;	C review process will allow review of and mitigation of potential impacts on residential uses. 7/11/18 PC meeting – no comments on this topic.
Parking as a principal use (to support a public facility only) added as C to all residential zones	PR-2.2	The intent is to allow improved parking facilities to serve trails through a public process. 7/11/18 PC meeting – no comments on this topic.
Public, Institutional & Open Use Types		
Nurseries changed from P to C in R1	LU-6.2; LU-6.5 ED-2.8;	Changing to a C will allow review of and mitigation of potential impacts on residential uses. 7/11/18 PC meeting – no comments on this topic.
Civic uses added as new use type, includes schools, religious institutions, etc. Permit process depends on	LU-6.5; ED-2.8;	7/11/18 PC meeting – no comments on this topic.

Summary of updates	Key Comp. Plan Policies (see below)	Comments
size; addition of supplemental use standards address facility impacts.		
Add schools as a conditional use in the R1 zone		This was unintentionally omitted from draft. Schools are currently allowed by CUP in all residential districts. 7/11/18 PC meeting – no comments on this topic.

Supporting Comp Plan Policies for Uses in Residential Zones

- LU-6.1.B** Small lot single family. Allow for small lot single family development (lots smaller than 5,000 sq. ft.) in the R3 zone provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.
- LU-6.1.C** Cottage housing. Encourage the development of cottage housing (a cluster of small homes around a common open space) in single-family zones as an increasingly popular housing type, provided special design provisions are included to ensure a pedestrian-oriented design and the inclusion of common open space, and strict cottage size limitations.
- LU-6.1.D** Duplexes & triplexes. Encourage these housing types in the R3 and R4 zones provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.
- LU-6.1.E** Townhouses. Encourage the development of townhouses in the R3, R4 and on certain side streets in the C and CBD zones as an efficient and popular form of housing for a large demographic of Anacortes's population. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.
- LU-6.1.F** Senior and assisted housing. Encourage these housing types in the R4 zone and under certain circumstances in the R3 zone. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.
- LU-6.2** Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.
- 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 for people to gather, senior centers and day care 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.
- H-1.3** Integrate smaller housing types, such as cottages, duplexes, townhouses, and accessory dwelling units, into residential neighborhoods.
- H-4.1** Provide accommodation throughout the city for housing of people with special needs and avoid concentrations of such housing.
- H-4.2** Encourage the development of senior-friendly housing opportunities, particularly in areas near services and amenities.
- ED-2.8** Consider providing for small commercial nodes in non-commercial zones, where appropriate access is available, in order to expand local neighborhood access to goods and services.
- PR-2.2** Pursue public-private and other agency partnerships in developing conveniently-spaced public access points to the Guemes Channel trail that include parking and other facilities that are designed to be compatible with their surroundings.

Additional topics discussed pertaining to Table 19.41.040

Principal uses permitted in residential zones:

1. **Short-term rentals.** The Commission inquired how short term rentals, such as Airbnb and VRBO, are addressed in Table 19.41.040.
 - o Short-term rentals are not specifically addressed in the existing or draft development regulations. "Overnight Lodging" is shown in the draft as NOT permitted in residential zones except that bed & breakfasts are a conditional use in most residential zones (permitted outright in R₄ and R_{4A}).
 - o Currently, short-term rentals are required to obtain a business license and pay lodging tax.
 - o Staff can provide additional background information about short term rentals in Anacortes and potential options for regulations; however we recommend that short-term rentals be addressed as part of a separate, but possibly parallel process to, the current development regulations updates.

Table 19.41.050 - Mixed-Use & Industrial Zones

Summary of updates	Key Comp. Plan Policies (see below)	Comments
Residential Use Types		
Add townhouse and multi-family (on ground floor) housing types to CBD, C and MMU, except on storefront streets	Table LU-1; LU-6.1.E; LU-6.1.G ED-2.5; ED-2.9; ED-1.10	7/11/18 PC meeting - Public comments from Jimmy Blais, MJB Properties representative requesting various changes relating to residential development in the MMU zone.
Add live/work units to C, CBD, MMU, MS	LU-6.1.H; ED-4.6	7/11/18 PC meeting - Public comment from Jimmy Blais to allow live/work outright in MMU.
Add assisted living as P/C in CBD, C and MMU, except on storefront streets	LU-6.1.F; H-4.2; ED-2.9	7/11/18 PC meeting – Public comment from Jimmy Blais to permit assisted living outright in MMU.
Commercial Use Types		
Added daycare II facilities as P to most mixed-use and the LM ₁ zones	ED-1.9	Increases potential siting locations for childcare facilities throughout the community. 7/11/18 PC meeting – no comments on this topic.
<i>Specialized medical offices (dental, chiropractor, physical therapy)</i>	<i>Table LU-2, ED-2.14 ED-5.4</i>	<i>See Attachment 5</i> 7/11/18 PC meeting – Public comment from Jimmy Blais

Summary of updates	Key Comp. Plan Policies (see below)	Comments
		requesting specialty medical uses be permitted outright in MMU. Public comment from Cynthia Richardson agreeing that specialty medical should be allowed more broadly. PC seemed to support allowing certain types of medical offices by right in C / CBD / MMU zones. Additional discussion regarding appropriate scale is suggested.
Change primary use parking to C in the CBD	LU-7.1	CUP provides opportunity to review and condition a proposal to recognize special characteristics of the CBD and achieve compatibility with the surrounding neighborhood. 7/11/18 PC meeting – no comments on this topic.
Change office uses from conditional to permitted use in the CM2 and LM1 zone and add a limitation that no more than 50% of the ground level of buildings in the CM2 zone may be occupied by office uses	LU-8.3; LU-9.4	Provision adds more flexibility to uses in the LM1 and CM2 zones while placing a strategic limitation in the CM2 zone that ensures that other permitted uses are encouraged there. 7/11/18 PC meeting - comments from MJB Properties request adjustments to this.
Add new term and definitions for indoor and outdoor animal care		Doggy daycare and similar uses are not currently well-addressed in the existing code. New special standards will help to address potential impacts of such business on surrounding areas. 7/11/18 PC meeting – no comments on this topic.
Add a size threshold (10,000 NLA) for C vs. P for indoor recreation		7/11/18 PC meeting – no comments on this topic.
Add “food truck” as a use type; permitted in all zones, subject to special standards		7/11/18 PC meeting – no comments on this topic.
Retail sales – updated size thresholds for P vs. C permissions	Table LU-1; ED-2.2; ED-2.3; ED-2.10; LU-7.1	According to the Retail KT Analysis Report (4/6/16), the City’s preferred retail alternatives include 1.) a variety of small specialty retailers and 2.) a mercantile within the CBD, MJB North/CM1 or South Commercial Ave. locations. Mercantiles are

Summary of updates	Key Comp. Plan Policies (see below)	Comments
		typically up to 25,000 sq. ft. in size. 7/11/18 PC meeting – no comments on this topic.
Add retail sales <5,000 sf as a P in HM and LM1 at SR20/major intersections	LU-9.4	Allows more variety of supportive uses without detracting from CBD 7/11/18 PC meeting – no comments on this topic.
<i>Marijuana, retail sales – add as permitted in Commercial zone east of Sharpe's Corner roundabout</i>		<i>Recognizes current allowed uses and existing businesses that have located in this LM1 area.</i> 7/11/18 PC meeting – no comments on this topic.
Industrial Use Types		
<i>Marijuana, processing – add as permitted in Commercial zone east of Sharpe's Corner roundabout</i>		<i>Recognizes current allowed uses and existing businesses that have located in this LM1 area</i> 7/11/18 PC meeting – no comments on this topic.
Added artisan manufacturing as a P in all zones	ED-1.9	7/11/18 PC meeting – no comments on this topic.
Public, Institutional & Open Use Types		
Restricted agriculture added as permitted in all zones	LU-10.5	7/11/18 PC meeting – no comments on this topic.
<i>Marijuana, production – add as permitted in Commercial zone east of Sharpe's Corner roundabout</i>		<i>Recognizes current allowed uses and existing businesses that have located in this LM1 area</i> 7/11/18 PC meeting – no comments on this topic.
Local and regional utilities added as P and C, respectively, in all zones.		7/11/18 PC meeting – no comments on this topic.

Key Supporting Comprehensive Plan Policies for Uses in Mixed-Use & Industrial Zones

- Table LU-1 Central Business District Principal uses and density: A broad mix of commercial, retail, professional office, civic and cultural, and residential uses. Active uses are required on the ground floor along Commercial Ave. and key side streets. Multi-story buildings and a mixture of uses are encouraged...
- Table LU-1 Commercial Principal uses and density: A wide variety of general service, retail commercial, and professional office uses. Multifamily uses are encouraged on upper floors along South Commercial Avenue and are allowed on certain side streets.

Table LU-1	<u>Marine Mixed Use Principal uses and density:</u> 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 developments include a horizontal mix of uses.
Table LU-1	<u>Light Manufacturing Principal uses and density:</u> General service and light industrial uses that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in the CBD and C zones.
LU-10.5	Increase access to health foods by encouraging the location of fresh food markets and community food gardens in close proximity to multi-family uses and transit facilities through zoning regulations.
LU-6.1.E	<u>Townhouses.</u> Encourage the development of townhouses in the R ₃ , R-4 and on certain side streets in the C and CBD zones as an efficient and popular form of housing for a large demographic of Anacortes's population. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.
LU-6.1.F	<u>Senior and assisted housing.</u> Encourage these housing types in the....C and CBD zones..... Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.
LU-6.1.G	Walk up apartments and stacked flats. Encourage these housing types in the R ₄ zone and in the C and CBD zones above shops and on side streets. Design standards emphasizing pedestrian-oriented design, façade articulation, and usable open space are particularly important.
LU-6.1.H	Live-work units. Promote opportunities to combine live and work spaces in the C and CBD zones and within Live-Work Overlay zones.
LU-7.1	Maintain and strengthen downtown as the center for civic, retail, culture, dining, and entertainment activity in Anacortes...
LU-9.4	[In Industrial and Manufacturing areas] Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities.
H-4.2	Encourage the development of senior-friendly housing opportunities, particularly in areas near services and amenities.
ED-1.9	Attract a diverse populations, including artists, innovators, and families that contribute to a vibrant multigenerational community.
ED-1.10	Support the development of an adequate range of affordable housing opportunities for the local workforce to increase the attractiveness of the city to employers.
ED-1.11	Allow for live/work opportunities as described in the Land Use Element to expand options for small or startup businesses.
ED-2.2	Strive to recapture local household spending that currently goes to businesses in surrounding communities.
ED-2.3	Encourage new businesses, such as small specialty retailers, mercantile, or complementary brand retailer, that provide goods not currently available within the community.
ED-2.5	Promote the development of uses, such as high density residential and overnight accommodations, that maintain or increase shopper density within the CBD.
ED-2.9	Encourage higher density residential development within and near the Central Business District as support for downtown businesses.
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-4.6	Provide for maker spaces, incubator facilities and live/work options for smaller or startup enterprises.

Additional topics discussed pertaining to Table 19.41.050

Principal uses permitted in mixed-use and industrial zones:

1. **Public comments.** Public comments were received at the meeting (and in written format) requesting various changes to permitted uses in various zones. Staff will summarize these comments and provide responses / recommendations to PC at a later date.

19.41.060 - .080 Standards for Zones not included in tables

Permitted uses and special standards for the Public and Aeronautical zones, and Medical, Live-Work, and Mixed-Use Business overlays are included separately after the permitted use tables due to limited space in the tables and since they include a more limited range of permitted uses and special standards. Special discussion items:

- *Should solar facilities be a permitted or conditional use in P zone? (Issue was brought up by City staff). Solar panels, where accessory to a permitted use, would be allowed by right subject to applicable development standards. Solar farms – as a primary use – seem to be a reasonable consideration for the Public zone. Considering the purpose of the zone, solar farms as a permitted use should be very limited in size to avoid potential visual conflicts. Beyond a certain threshold, it makes sense to have solar farms as a conditional use, where the specifics of the proposal and site can be more closely examined.*

Given some of the complex issues this brings up, staff suggests that this topic be explored outside of the current development regulations update process, as a possible later amendment.

- *Consider adding funeral home/crematory associated with a cemetery as a conditional use (funeral home/crematory is noted as possible use at Grandview Cemetery in the Cemetery master plan) – this was brought up by a local funeral home owner.*

19.41.090 – Overlay Zones

The following overlay zones are supported by Table LU-2 in the Comprehensive Plan.

- A. Medical Overlay allows medical (including hospitals) and group living uses by right, where such uses are generally conditionally permitted in the base zoning districts. This approach was widely supported during the comprehensive planning process, although there is/was some disagreement over the boundaries of such an overlay and there is some interest in allowing greater flexibility to locate some medical office uses (such as dentist and chiropractor offices) in the CBD and C zones (see Attachment 5). The boundaries of the Medical Overlay are depicted in Figure LU-1 (Future Land Use Map), but Table LU-2 offers the opportunity to adjust the boundary (and use/height provisions) within the “special topics to explore” section. *Please note that if and when changes to the boundaries of the overlay are considered, please keep in mind the proposed block frontage standards for the area (particularly along Commercial Ave) and related site and building design provisions of Chapters 19.62 and 63.*

Staff will bring additional background information regarding this topic to a future Planning Commission meeting.

- B. Live-work Overlay allows for general service, office, and personal service uses only if they are contained within a live-work dwelling, as defined. Such non-residential uses may only contain up to 50% of the floor area of such dwellings and must meet the design standards for the particular dwelling type (e.g., standard single family units must meet basic zoning provisions plus 19.43.010.B, whereas townhouse style units must meet basic zoning provisions plus 19.43.010.G)
- C. Mixed-Use Business Overlay allows for certain non-residential uses (as primary uses) in addition to the permitted uses by the base zone.

19.42 Form & Intensity Standards Concepts

Proposed AMC Ch. 19.42 Form and Intensity reorganizes and updates the corresponding standards for each zone currently located in applicable chapters of the current [AMC Title 17 Zoning](#). Table LU-1 and the goals and policies of the Land Use Element of the Comprehensive Plan were used as parameters to craft the form and intensity standards in the various zoning districts.

Key proposed updates to permitted uses in residential, mixed-use, and industrial zones are discussed below. Guiding Comprehensive Plan policies are also identified, where applicable. In the table, "P" stands for "Permitted" and "C" stands for "Conditional".

Table 19.42.020 – Form and intensity standard for residential zones

Measure / Summary of Updates	Key Comp. Plan Policies (see below)	Comments
Lot Size & Development Intensity		
Reduce minimum lot size for SFRs in R2 and R3 (Implemented by R2A & R3A zones)	LU-1.2; Table LU-1; LU-6.1.B	Specific guidance for this action is provided in Comp. Plan 7/11/18 PC meeting – no comments on this topic.
Retain minimum lot size for duplexes in all zones	LU-1.2; Table LU-1	Min. lot size for duplexes maintained to ensure predominate dwelling type remains single family detached in low and medium density residential zones. 7/11/18 PC meeting – no comments on this topic.
Eliminate minimum lot size / unit beyond a duplex in R4 zone	H-1.6	Identified as a barrier to achieving higher density in appropriate areas. 7/11/18 PC meeting – no comments on this topic.
Add a minimum width circle in all zones	LU-11.2	Concept provides predictable method for ensuring minimum buildable area. 7/11/18 PC meeting – no comments on this topic.
Eliminate maximum density in R3 and R4	Table LU-1; H-1.6; ED-2.9	The R3 minimum lot size of 4,500 sf is consistent with the R3 density range of 7-12 du/gr. acre. In R4, max. density was identified as a barrier to achieving higher density in appropriate areas.

Measure / Summary of Updates	Key Comp. Plan Policies (see below)	Comments
		7/11/18 PC meeting – no comments on this topic.
Establish criteria for density bonus in R1	LU-1.2; Table LU-1	New density bonus provisions provide clear, objective criteria to achieve increased density in R1. 7/11/18 PC meeting – no comments on this topic.
Add a max. floor area ratio (FAR) in all zones (0.40 – 1.20)	LU-6.3; H-2.1; H-2.2	Replaces max. lot/building footprint coverage (35-50%); limits overall building size to remain proportionate to the lot (also see Attachment 3 re discussing benefits of FAR over use of lot coverage) 7/11/18 PC meeting – Public comment from Cynthia Richardson and substantial PC discussion. Ultimately, PC recommended not proceeding with floor area ratio in residential zones due to complexity of administration and unclear benefits.
Increase min. % landscaped area in all zones (25% - 50%)	LU-4.2	Ensures more pervious areas as compared to current combo max. lot coverage (35-50%) and min. landscaping area (20%) 7/11/18 PC meeting – no comments on this topic.
Height – Principal Structures		
Adjust the maximum height and measurement method for all zones	LU-6.3; H-2.1; H-2.2	New measurement method (mid-point of sloped roof); and overall height reduction to encourage compatible infill development. (also see Attachment 1 regarding discussion on how building height is defined) This topic to be discussed in more detail at the 7/25/18 PC meeting. See Attachment 1.
Setbacks		
Add new garage street setback in all zones (20'-25')	LU-6.1.B; LU-6.3; H-2.1	Encourages more pedestrian-oriented design by de-emphasizing garage; and ensures adequate space for parking vehicles without encroaching into sidewalk or street (currently a garage on a side/flanking street requires only a 10' setback). 7/11/18 PC meeting – no comments on this topic.
Reduce 1 st floor interior side setback (both sides) to 5' in all zones (except R1)		Allows more flexibility for 1 st floor location on lot 7/11/18 PC meeting – no comments on this topic.
Add 7.5' interior side setback (both sides) for 2 nd floor and above in all zones (except R1)	LU-6; H-2.1; H-2.2	Since current min. side setback is min. 15' combined for R2 and R3 zones, this is a minor change that should help with compatibility. 7/11/18 PC meeting – no comments on this topic.

Key Supporting Comprehensive Plan Policies

LU-1.2 Establish land use designations, densities and intensities as shown in Table LU-1.

Table LU-1	<i>Residential Low Density 1: The permitted density is up to 2 dwelling units per gross acre. Densities up to 4 units per gross acre may be permitted via a special review process.</i>
Table LU-1	<i>Residential Low Density 2: The permitted density is between 4-8 dwelling units per gross acre, depending upon the established development pattern and character of the area... Explore option for 6,000 sf lots where compatible with existing development (east of Anacopper Mine Road).</i>
Table LU-1	<i>Residential Medium Density: The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area... Reduce minimum lot size to 4,500 sf and explore option for 3,000 sf lots where consistent with historic plats...</i>
LU-4.2	<i>Update development regulations to emphasize sustainable design in new developments, including forms of Low Impact Development.</i>
LU-6	<i>Preserve and enhance the quality, character and function of Anacortes's residential neighborhoods.</i>
LU-6.1.B	<i>Allow for small lot single family development (lots smaller than 5,000 sq. ft.) in the R3 zone provided design provisions that emphasize a pedestrian-oriented design and the inclusion of usable open space are included.</i>
LU-6.3	<i>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: Minimize the impacts of garages and driveways on the streetscape... Maximum floor area ratio to better insure that homes are proportional to lot sizes...</i>
LU-11.1	<i>Plan for anticipated growth within the city to protect surrounding forest and parklands, and minimizing sprawl, while strengthening Anacortes's unique marine character and identity. (A) Provide for residential infill development opportunities throughout the city, but focus the highest intensity residential uses close to commercial and community services and transit.</i>
LU-11.2	<i>Adopt user-friendly and coordinated development regulations that facilitate Anacortes's preferred land use pattern (e.g. allowed density, uses, and site provisions). ...(C) Integrate an appropriate balance of predictability and flexibility when updating the development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.</i>
H-1.6	<i>Evaluate barriers to achieving increased density in multifamily residential and mixed use zones and revise regulations if appropriate.</i>
H-2.1	<i>Encourage housing types and design that reinforce and enhance the character and scale of established neighborhood development patterns.</i>
H-2.2	<i>Develop design guidelines, standards or other measures to achieve the following benefits: (A) Allow growth without sacrificing Anacortes's unique small town character; (B) Facilitate compatibility between existing and new housing; (C) Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods; (D) Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.</i>
ED-2.9	<i>Encourage higher density residential development within and near the Central Business District as support for downtown businesses.</i>

Table 19.42.030 Form and intensity standards for mixed-use & industrial Zones

Measure / Summary of Updates	Key Comp. Plan Policies (see below)	Comments
Lot Size & Development Intensity		
Remove max. lot coverage for all zones	H-1.5; H-1.6	7/11/18 PC meeting – no comments on this topic.
Remove density maximum for all zones	H-1.6; ED-2.5; ED-2.9	7/11/18 PC meeting – no comments on this topic.
Add density minimum for CBD, C and MMU zones	Table LU-1: C, CBD, MMU designations; ED-2.5; ED-2.9	7/11/18 PC meeting – no comments on this topic.
Add a min. 10% landscaped area for all zones.		The minimum 10% was added to guarantee a minimum amount 7/11/18 PC meeting – no comments on this topic.
Remove max. floor area ratio from CM2		7/11/18 PC meeting – no comments on this topic.
Height – Principal Structures		
Establish max. 45' base height max. for MMU		7/11/18 PC meeting – no comments on this topic.
Allow height increase with bonus in some zones	ED-7.5	7/11/18 PC meeting – there was significant PC and public discussion regarding increased building height in C/CBD/MMU zones. See discussion under 19.42.040 - .080 Bonus incentives, below.
Add height modifications for a certain portion of Island Hospital campus to 60'	Table LU-2 Overlay Designations; ED-5.4	Discuss this in more detail at a future PC meeting.
Setbacks		
New block frontage designations dictate min. setback requirements	LU-7.1	7/11/18 PC meeting – no comments on this topic.

Key Supporting Comprehensive Plan Policies

Table LU-1	Central Business District, Commercial, and Marine Mixed Use designations ".... New residential uses must figure transit-supportive densities (at least 15 dwelling units per gross acre)"
LU-11.1	Plan for accommodating anticipated growth within the City to protect surrounding forest and parklands, and minimizing sprawl, while strengthening Anacortes's unique marine character and identity.
Table LU-2	Medical Overlay Purpose. This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support facilities in the immediate vicinity while minimizing the impacts on surrounding residential uses. Special Topics to Explore: Refine overlay boundary, use provisions, and height provisions.

- 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.*
- H-2.2 Develop design guidelines, standards or other measures to achieve the following benefits: (A) Allow growth without sacrificing Anacortes's unique small town character; (B) Facilitate compatibility between existing and new housing; (C) Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods; (D) Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.*
- ED-2.5 Promote the development of uses, such as high density residential and overnight accommodations, that maintain or increase shopper density within the Central Business District.*
- ED-2.9 Encourage higher density residential development within and near the Central Business District as support for Downtown businesses.*
- ED-5.4 Support expansion of local medical care facilities as sources of jobs and income, as well as support services to the community.*
- ED-7.5 Provide incentives for land uses that enhance the city's vitality through a variety of regulatory and financial strategies.*

19.42.040 - .080 Bonus Incentives

Several zones allow new opportunities for height or density bonuses based on Comprehensive Plan guidance.

Zone	Bonus Available	Criteria	Key Comp Plan Policies	Comments
R1	Reduced lot size, density increase from 2 to 4 du/gross acre	Increased common open space area must be provided	Table LU-1; H-1.8	7/11/18 PC meeting – no comments on this topic.
R4, C, CBD, MMU	Increased building height	Affordable dwelling units must be integrated into the development (also see Attachment 2)	LU-6.6; LU-8.4; H-3.6	7/11/18 PC meeting – Public comments from Cynthia Richardson, Robert Festa and Jimmy Blais favored permitting taller buildings outright (without the requirement to provide affordable housing). Ultimately, the PC decided to recommend updating the draft to allow by-right 65' in CBD and MMU (central waterfront site); and by-right max. height 55' in the Commercial zone. A required setback (e.g. 10') for

Zone	Bonus Available	Criteria	Key Comp Plan Policies	Comments
				buildings' sixth floors should be added to the regulations. R4 max. building height will be discussed at 7/25 PC meeting.
CM	Increased building height	For buildings with residential uses, affordable dwelling units must be integrated into the development; For buildings without residential uses, a CUP is required along with a view impact analysis	LU-6.6; H-3.6	7/11/18 PC meeting – no comments on this topic.
CM2, LM, I	Increased building height	CUP and view impact analysis	Maintains existing ability to increase building height through CUP, adds application /decision criteria	7/11/18 PC meeting – Public comment from Jimmy Blais questioning requirement to provide a 3-D visual analysis of proposals where increased height is requested.

Key Supporting Comprehensive Plan Policies for Bonus Incentives

Table LU-1 Residential Low Density 1.Densities up to 4 units per acre may be permitted via a special review process.

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.

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....E. 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.

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.

- H-3.6 Consider developing an inclusionary zoning program as a means of increasing the City's affordable housing supply.

19.42.100 - .160 Form and Intensity Measurement Methods and Modifications

New content has been added here to support determining conformance with form and intensity standards and to provide for exceptions or modifications to standards in support of Comprehensive Plan policies.

1. New minimum lot area calculation method. The proposed approach uses a minimum lot width circle to ensure that the lot is shaped to provide a minimum building envelope that is consistent with the purpose of the particular zone. This approach has been successfully used in multiple other cities.
 - *NOTE: We may need to allow/specify an exception to the minimum lot area for permitted attached housing types in some zones that are subdivided via the unit lot subdivision approach (where only the parent parcel needs to meet lot area/density requirements)*
2. New density calculation methods for minimum and maximum. The provisions here add important clarifications as to how densities are calculated.
3. New floor area ratio calculation method. Adjustments were made to the first draft based on public input received, notably to define and clarify what's excluded from the calculations (basements and some garage area).
4. New building height calculations, exceptions and modifications. The new provision measures height in a way that offers greater flexibility for pitched roof buildings. Additional language is included to clarify what elements are excluded from height calculations. See Attachment 1 for a discussion of possible adjustments and considerations.
 - *An adjustment is needed to specify that MMU zoned areas west of Anacopper Mine Road are limited to 35 feet (consistent with current CM zone height limit) per the Comprehensive Plan (Volume 2 Figure LU-3). This was an accidental omission in the draft.*
5. New setback measurement methods for different types of lots. Again, clarifications have been added to determine how the various setbacks are measured on a range of lot types.
 - *NOTE: An exception needs to be added for internal lot lines within unit lot subdivisions for permitted attached housing types (townhouses and duplexes).*
6. New permitted projections into required setbacks. Again, clarifications have been added to allow certain projections into setbacks.
7. Setback modifications. Again, clarifications have been added to allow certain modifications setbacks.
8. Old Town supplemental form and intensity standards. These existing provisions were excluded in the first draft, but following public comments and internal discussions, they have been added back into the draft with only some minor consistency edits.

7/11/18 PC meeting – no comments on the above topics.

The 7/11/18 PC meeting was adjourned after completing review of AMC 19.42.

19.43 Residential Uses

An important feature of the new Title 4 organization is that all uses referenced in the permitted use tables are also defined in Chapters 19.43 – 19.45. These chapters include supplemental use standards, where applicable. Some of the key updates related to residential uses include:

1. **Small-lot single family and cottage housing.** Definitions and standards for small lot single-family and cottage housing types are added, with the purpose of providing for infill opportunities and greater choice in home size while promoting compatibility with existing neighborhoods, enhancing the streetscape, and providing usable open space for residents.
2. **Duplexes and triplexes.** New definitions and standards are added for duplexes and triplexes. The units must be attached as a single building and are subject to the small-lot design standards, intended to promote compatibility with surrounding neighborhoods, enhance the streetscape and provide usable open space for residents.
3. **Fourplexes.** A new definition and standards are added requiring the units to be contained in one building and referencing site and building design standards for multifamily development in AMC 19.62 and 19.63.
4. **Townhouses.** A new definition is added, and design standards included addressing entry design, façade transparency, garages, access and parking, usable open space, and building design requirements such articulation.
5. **Multi-family.** Reference to design standards in Division 6, including block frontage standards, site planning, building design and landscaping. Zone-specific standards are also included here – such as limitations in the MMU, CM and MS zones.
6. **Multi-family, age restricted.** A new definition is added to correspond with the reduced parking requirements proposed in AMC 19.64.
7. **New live-work standards.** New standards for live-work units are added per the guidance in the Comprehensive Plan. Live-work units would be permitted in residential zones only in areas where the Live-Work Overlay designation has been applied.
8. **New assisted living definition.** The definition for assisted living is proposed to be changed to be consistent with the state definition. Assisted living facilities are proposed to be allowed by Conditional Use Permit in R3, R3A and R4A, and by right in R4A. Such facilities would be subject to the residential form and intensity standards for the zone.

19.44 Commercial Uses

- New organization with definitions and supplement standards. The updated approach uses broad use categories of uses with similar characteristics and impacts. Where some uses include unique use permissions, those uses are specifically defined. Also, certain uses also feature special standards that may apply to certain or all applicable zones.

19.45 Industrial Uses

- New organization with definitions and supplemental standards. The updated approach uses broad use categories of uses with similar characteristics and impacts. Where some uses

include unique use permissions, those uses are specifically defined. Also, certain uses also feature special standards that may apply to certain or all applicable zones.

19.46 Public, Institutional & Open Uses

- New organization with definitions and supplemental standards. The updated approach uses broad use categories of uses with similar characteristics and impacts. Where some uses include unique use permissions, those uses are specifically defined. Also, certain uses also feature special standards that may apply to certain or all applicable zones.

19.47 Accessory Uses & Structures

- New organization with definitions and supplemental standards. Considerable updates have been made from the current code to clarify form and intensity standards for accessory structures.
- Updated provisions for accessory dwelling units per the guidance of the Comprehensive Plan. Also see Attachment 6 for a discussion of these standards based on community input.

19.48 Temporary Uses

- New organization with definitions and supplemental standards. New standards for temporary events/uses of minimal duration and produce stands are added.

19.49 Nonconforming Uses & Structures

- Nonconforming uses and structures was substantially amended under Ordinance 2992, effective January 2017. The current updates propose that routine maintenance and cosmetic changes, changes to improve energy efficiency and to address unsafe conditions would not be considered alterations or subject to the nonconforming provisions of the code.

Attachment 1 (Updated): Building Height & Measurement

Planning Commission Recommendation (7/11)

Not discussed.

Current Provisions

AMC 17.06.390: Building height shall be measured to the highest point of the structure from the average of the natural topography at the foundation at the front of the building. In cases where the lot slopes downhill from the property line at the front of the building, the height shall be measured from the highest point of the house to the average of the natural grade directly under the structure.

R1-R3 zones have a height limit of 35 feet.

Comprehensive Plan: No policy specifically mentions the height limit, but Policy LU2.1.B touches on the scale and character of neighborhoods: Provide building massing standards that respect the character and scale of Anacortes's business districts and residential neighborhoods.

Issue: Current provisions allow for 3-story flat-roofed buildings, but can present a challenge to pitched roof buildings by not allowing any flexibility in the measurement to accommodate pitched roof areas that exceed the 35' limit. As land values increase, there will be more pressure to maximize buildable area and height in these zones. While the generous height limit has not been the cause of complaints from the community during the code update process, it's a provision that could become a problem in the near future. Furthermore, changing how height is measured could also help encourage more pitched roof structures in the R4 and commercial zones.

Draft Proposal

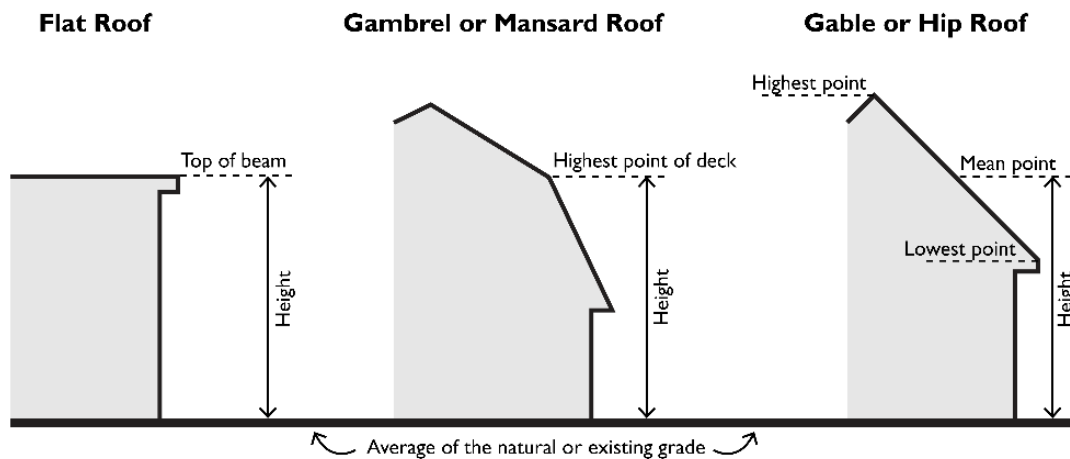
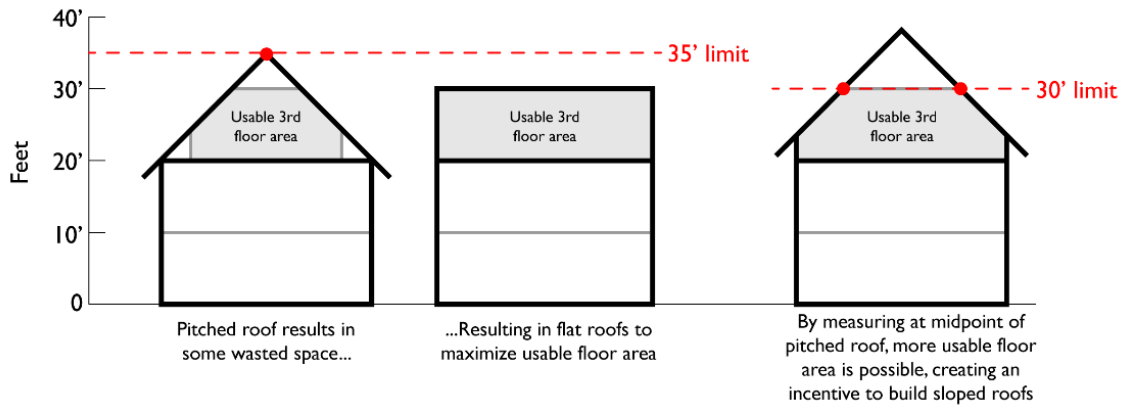
Reduce the height limit of R1-R3 zones from 35' to 30' while adjusting the measurement of height to the mid-point of pitched roofs. In the first draft, the proposed height limit was reduced to 25'. After receiving some comments expressing concern about the decrease, the limit was raised to 30'.

Specific provisions:

Table 19.42.020: In residential zones with existing 35 feet height limit, reduce to 30 feet AND define building height citywide as the following:

AMC 19.42.130: Building height is the vertical distance between the average grade level...and:

1. The highest point of the roof beams of a flat roof.
2. The highest point on the deck of a mansard or gambrel roof.
3. The level midway between the level of the eaves and highest point of a pitched roof or hip roofs...



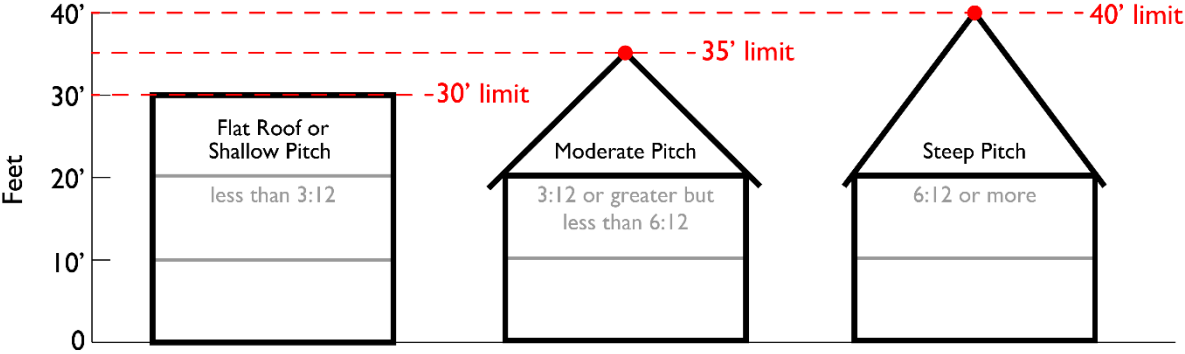
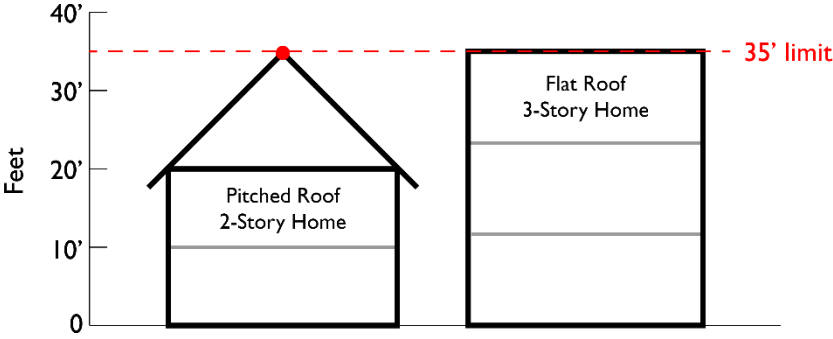
Public Feedback

Comments received on the issue expressed concern about:

- The challenge in measuring buildings with complicated roof forms that are more common on residential buildings.
- The need for simple, absolute height limits that are easy to understand.
- The existing height limit is harder to achieve on sloping sites; decreasing the limit further exasperates the challenge.

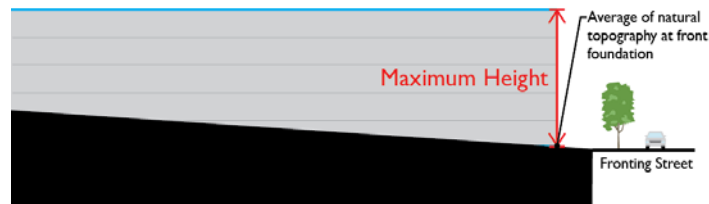
Considerations

Consideration	Possible Benefits	Potential Drawbacks
1a Keep the proposed approach, but further clarify how buildings with multiple pitched rooflines are measured (including providing examples) and add an absolute limit for pitched roof forms.	Prevents 3-story flat roofed buildings and provides greater flexibility to pitched roof forms while limiting loopholes for much taller buildings	Provision makes buildings on a sloping site more challenging (with reduced limit)

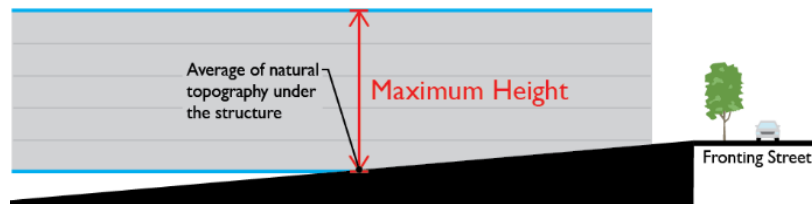
Consideration	Possible Benefits	Potential Drawbacks
<i>See images above for graphic example</i>		
1b Retain the current method of measuring height (to the top of the structure), reduce limit from 35' to 30', but offer between 5-10' of additional height for pitched roof forms (of a particular roof pitch or greater)	Prevents 3-story flat roofed buildings and provides greater flexibility to pitched roof forms while limiting loopholes for much taller buildings	
 The diagram shows a vertical scale from 0 to 40 feet. Three building types are shown: 1. Flat Roof or Shallow Pitch (less than 3:12) with a height limit of 30 feet. 2. Moderate Pitch (3:12 or greater but less than 6:12) with a height limit of 35 feet. 3. Steep Pitch (6:12 or more) with a height limit of 40 feet. Red dashed lines indicate these limits.		
1c Revert to the existing building height limit and measurement technique.	Provides for an absolute height limit; 35' offers generous flexibility.	Allows for 3-story flat roofed buildings which are likely to be out of scale with most Anacortes neighborhoods
 The diagram shows a vertical scale from 0 to 40 feet. Two building types are shown: 1. Pitched Roof 2-Story Home with a height limit of 35 feet. 2. Flat Roof 3-Story Home with a height limit of 35 feet. Red dashed lines indicate these limits.		

Consideration	Possible Benefits	Potential Drawbacks
1d Consider adjustments in how the base of the building is measured. Measure the vertical distance from the base of the building façade to the highest point of the roof structure- so that each segment of a building on a sloping lot can achieve the full height.	Allows greater flexibility for sloping sites	Approach could get complicated and lead to measurement challenges on buildings with multiple stepbacks.

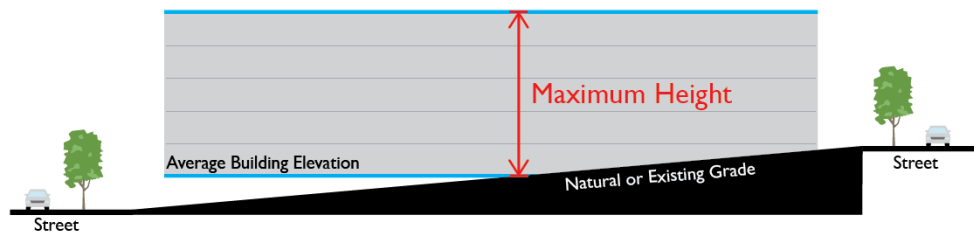
Existing Approach



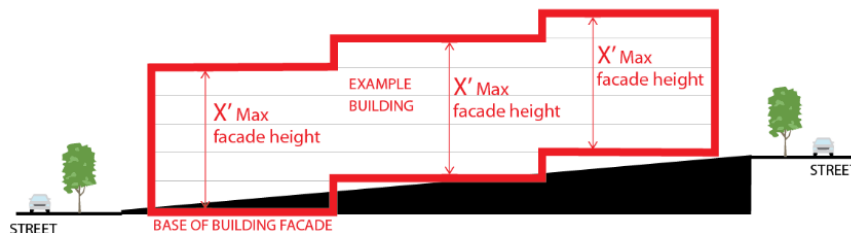
Existing Approach When Site Slopes Away From Street



Current (Proposed) Approach



Possible New Approach



Attachment 2 (Updated): Bonus Height Alternatives

Planning Commission Recommendation (7/11)

The Planning Commission recommended increasing the base maximum height limit in the CBD, MMU, and C zones to 65, 65, and 55 feet, respectively, without the need to incorporate affordable housing or other bonus incentive features.

MMU zone: In the central MMU zone the Comprehensive Plan future land use map specifies a 65 feet height limit (allows up to six stories), but Policy LU-8.4.E clarifies that that the base height limit should be four stories and the bonus height limit is six stories via incentives for public amenities, desired mix of uses, and/or integration of special design features. This conflicts with the Planning Commission's recommendation.

In addition, MJB properties, the owner of the central waterfront site, has requested the bonus height limit be increased 70 feet to take advantage of the maximum wood frame building height allowed by the International Building Code. MJB also requested that bonus height be allowed for a range of public amenities and not just affordable housing. Options for mixed-use and public open space remain in the Considerations section below.

R4 zone: The second draft code inadvertently left out the proposed bonus height for the R4 zone (from 40-50 feet).

Considerations – MMU Zone (to achieve bonus height)

Consideration	Possible Benefits	Potential Drawbacks
2a Add more bonus incentive options to achieve additional height in the MMU zone, including:	Allows greater choices by developer and thus may be more viable/desirable to use.	Some options are easier to use than others (thus bothering to include to use the more challenging options may be a waste of time)
1 Provide an environmental certification threshold (TBD)	Helps to meet sustainability goals.	There could be some timing/implementation assurance challenges depending on details
2 Allow a number of smaller-than-usual market-priced units	Offers greater flexibility to developer, additional affordable housing units may be built	Without a legal agreement in place there is no guarantee smaller units will be more affordable to lower income households
3 Offer a fee-in-lieu of affordable units (fees to go towards the development of new affordable housing)	Offers greater flexibility to developer; money can be spent elsewhere to provide affordable housing	Fees may not be enough to produce viable affordable housing and option may be more challenging and/or unappealing for developer to

Consideration	Possible Benefits	Potential Drawbacks
		use, thus may be a waste of time to include.
4 Include permitted non-residential uses on at least 50% of the building's ground level frontage	Promotes a mix of uses and activated ground level	Other standards already require a generous amount of non-residential uses on the ground level of the site
5 Provide ground level pedestrian oriented space (meeting design requirements in AMC 19.62.040.C) = to 5% of the development site associated with this building. Such space must be above and beyond base sidewalk and other required site improvements.	Provides an amenity desirable to the community and the developer, therefore is more likely to be used	Reduces the likelihood that other incentive items will be used



This could include a small entry plaza like the left image above, or it could include a widened sidewalk (right image)

2b Keep bonus provisions as is (in second draft with only the affordable housing provision)	Bonus provision focuses on increasing the opportunity for developing more affordable housing.	Provision may prove to be too challenging and thus discourage its use; PC members expressed a willingness to consider other options
2c Adjust affordable housing provisions to add greater flexibility (details to be determined)	Adding more flexibility may reduce the protections for long term affordability and/or reduce the number of affordable units.	Adding flexibility to the provisions may increase the likelihood that this bonus provision (and affordable housing) gets used.

Consideration	Possible Benefits	Potential Drawbacks
2d In the MMU zone, increase the maximum height available via bonus incentives from 65 up to 70 feet	Adds more flexibility for development and takes advantage of the International Building Code maximum for wood frame buildings	Promotes taller and more dense development some distance from downtown and the CBD, which would have a height limit of 65 feet

Considerations – R4 Zone (to achieve bonus height)

Consideration	Possible Benefits	Potential Drawbacks
2e Keep bonus provisions as is (in second draft with only the affordable housing provision)	Bonus provision focuses on increasing the opportunity for developing more affordable housing.	Provision may prove to be too challenging and thus discourage its use; PC members expressed a willingness to consider other options
2f Adjust affordable housing provisions to add greater flexibility (details to be determined)	Adding more flexibility may reduce the protections for long term affordability and/or reduce the number of affordable units.	Adding flexibility to the provisions may increase the likelihood that this bonus provision (and affordable housing) gets used.
2g Offer a fee-in-lieu of affordable units (fees to go towards the development of new affordable housing)	Offers greater flexibility to developer; money can be spent elsewhere to provide affordable housing	Fees may not be enough to produce viable affordable housing and option may be more challenging and/or unappealing for developer to use, thus may be a waste of time to include.
2h Allow a number of smaller-than-usual market-priced units	Offers greater flexibility to developer, additional affordable housing units may be built	Without a legal agreement in place there is no guarantee smaller units will be more affordable to lower income households
2i Provide an environmental certification threshold (TBD)	Helps to meet sustainability goals.	There could be some timing/implementation assurance challenges depending on details
2j Allow 50 feet height by-right	Increases opportunity for denser housing options and increases development flexibility	Reduces opportunity to contribute to designated affordable housing

Attachment 3 (Updated): Land Coverage & Floor Area Ratio

Planning Commission Recommendation (7/11)

Remove the FAR standard from the draft and remove all code references to FAR, including 19.42.120. Further review the minimum landscaped area and maximum lot coverage standards to control building bulk, especially single-family residences.

Attachment 4: Cottage Housing

Planning Commission Recommendation (7/11)

Not discussed.

Current Provisions

AMC Title 17: Cottage housing developments are not directly addressed in the current code. Chapter 17.44, which set standards for Planned Unit Developments, was repealed in 2017.

Comprehensive Plan: Cottages are specifically prescribed as principal uses in the R1, R2, R2A, R3, and R3A zones. Policies LU 6.1 and H-1.3 call for cottages as an option to increase housing options in residential neighborhoods.

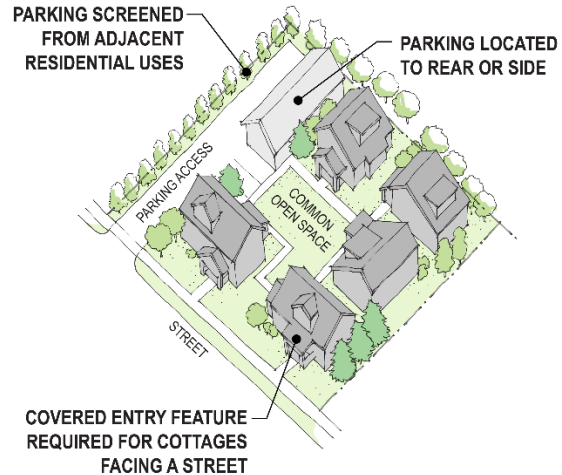
Issue: Cottage housing is a unique niche form of detached single-family development that is becoming more popular in the region. Because the units are smaller, density bonuses are critical to making them economically viable. But due to the density bonus, specific design standards are necessary to ensure cottages are well-integrated into existing residential neighborhoods.

Draft Proposal

Define cottage housing, permit in most residential zones, and provide design standards.

Key design standards include:

- Cottages must be grouped in clusters of 4-12 around common open space
- Setbacks apply to exterior edge of the development
- Accessory dwelling units are not allowed within the development
- Each cottage is counted as ½ a dwelling unit for density calculations
- Maximum height of 25 feet (compared to 30 feet for other residential buildings)
- Maximum floor area of 1,200 square feet per cottage
- Inviting and useable pedestrian entries facing public streets and common open space
- Common open space sized at 400 square feet per cottage
- Private open space sized at 200 square feet per cottage
- Parking must be located to the side or rear of cottages and be screened from the street



Public Feedback

Ideas about maximum cottage size, attached garage size, and other design elements were discussed at the first public workshop and have been incorporated into the current draft to provide greater flexibility. Other commenters noted that cottages were inconsistent with the scale and character of the R-1 zone (and in one case, R-2 and R-2a zones). MAKERS and staff also have had internal discussions on some provisions such as the minimum number of cottages in a cluster and allowing some attached units in cottage clusters.

Considerations

Consideration	Benefits	Drawbacks
4a Require the 8% street façade transparency provision to apply to common open space facing facades	Exclusion was an oversight in the draft. The transparency to the common space is key to providing a safe and usable open space	Adds more challenges in meeting façade requirements
4b Clarify the location of the minimum 200sf private open space: Where adjacent to common open space, the private open space must be located between the cottage and common open space (and not on the side yard); The porches alone don't qualify as the private open space.	Important clarifications that meet the intent of the cottage concept. These transitional garden spaces are important element most cottage housing developments. <i>(see images below for examples)</i>	Adds more regulations and challenges to meeting cottage requirements
4c Disallow cottages in the R-1 zone	An increase in the number of units in this zone is perhaps counter to the purpose and context of the zone	The small scale nature of cottages might be a good option for the R-1 zone

Consideration	Benefits	Drawbacks
4d Retain the cottage option in the R-1 zone but adjust density to equate each cottage as a $\frac{3}{4}$ dwelling unit (rather than $\frac{1}{2}$) unit)	Keeps the cottage option but reduces the density to perhaps a more acceptable level in this zone	The adjustment may make cottages prohibitive from an economic standpoint (more profitable to build bigger standard homes)
4e Reduce minimum cluster size to three cottages	Allows for more flexibility on small sites	Potentially reduces enclosure/separation of open space
4f Allow cottages to be attached (2 units/building) except in the R-(and maybe R-2 zones?) provided the cottages and site plan meet all other standards.	Allows for more flexibility in site design	Perhaps changes the character of the development more to multifamily
4g Eliminate (or adjust) the minimum roof pitch requirement. (<i>all parts of roof over 18' must have min 6:12 roof pitch</i>)	Allows for more flexibility in building design/architectural styles (see example next page)	Elimination of provision then allows full two story structures, which changes the character of cottages
4h Consider adjustments to allow larger cottages (perhaps consider an "average" cottage size, or consider a sliding scale density provision where the $\frac{1}{2}$ unit cottage density calculations slides upward based on the size of cottages? For example, cottages with 1,800 sf = $\frac{3}{4}$ dwelling unit?	Allows for more flexibility in home sizing to meet market demand.	Provision adds more complication to the regulations.



The left image meets the minimum roof pitch requirement (6:12 min) for portion of the cottage over 18' high. This provision essentially requires that the second story be a partial gabled story, like this. The roofline in the right image likely does not meet the minimum 6:12 requirement (more like 4:12?) and the roofline may start above the 18' mark. Consequently, if the example in the right image is acceptable in some/all zones, then some adjustments to the roof pitch requirement are needed.

Also note the transitional semi-private open spaces in front of the units in both images.

Attachment 5 (Updated): Specialized Medical Offices

Planning Commission Recommendation (7/11)

Some discussion and interest in expanding where medical office uses should be allowed, but needs further follow-up. Consider whether there's a need to differentiate small versus large scale medical office uses in any updated use permissions.

Current Provisions

AMC Title 17: Medical offices are not explicitly addressed in the current code. Clinics and hospitals are permitted uses in the R₄ zone but not referenced in the C, CBD, or other zones.

Comprehensive Plan: A special Medical Use Overlay is proposed provide for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses. Policies ED-2.14 and ED 5.4 support expansion of local medical services to diversify the local economy and provide support services to residents and regional visitors.

Issue: During the comprehensive planning process there was discussion about concentrating medical uses in an overlay area surrounding the existing hospital and only conditionally allowing medical offices and clinics in other commercial zones and higher intensity residential zones. However, medical offices like chiropractors and dentist are often spread out in commercial and mixed-use districts in most similar communities across the region/state/nation and there is interest in enhancing the opportunities for such uses in the commercial districts in Anacortes.

Draft Proposal

Per Chapter 19.41, medical offices are permitted by right in the proposed Medical Overlay, but conditionally permitted in the CBD, C, MMU and R₄/R_{4A} zones.

Public Feedback

One request to allow medical offices (such as dentist and chiropractors offices) in the new MMU zone and there has been discussion about allowing them by right in the CBD and C zones.

Considerations

Consideration	Benefits	Drawbacks
5a Allow some or all types of medical office uses as a permitted use in the C, CBD, and MMU zone (consider whether some distinction is needed for small vs large-scale office uses)	Expands the flexibility for permitted uses in these zones – which is becoming more important with increasing challenges for brick and mortar retail uses with internet retailing trends	The adjustment would spread these types of uses around town, rather than focusing them closer to hospital, which some comprehensive planning participants advocated for.
5b Prohibit medical office uses in the R ₄ and R _{4A} zones	Reduces potential conflicts between high-traffic commercial uses and	Makes existing medical office uses in the zones nonconforming

Consideration	Benefits	Drawbacks
	residential neighborhoods and reserves land for high density housing	
5c Add a maximum size limit for medical office uses in the R ₄ and R ₄ A zones	Allows existing uses to continue and reduces likelihood of multiple lots being consolidated for larger medical developments.	Potential conflicts remain between high-traffic commercial uses and residential neighborhoods.

Attachment 6 (Updated): Accessory Dwelling Units (ADUs)

Planning Commission Recommendation (7/11)

Not discussed.

Current Provisions

AMC 19.44.020: Provides supplemental use criteria for ADUs.

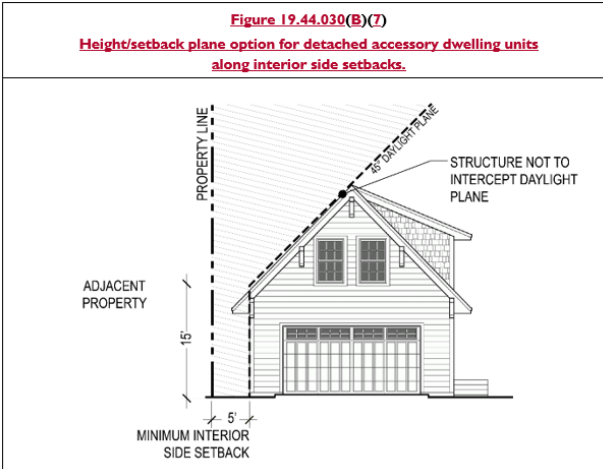
Comprehensive Plan: ADUs are specifically called for in the R1, R2, R2A, R3, R3A, and Old Town zones. Policies LU 6.1, H-1.3, and H-2.2 call for ADUs as an option to increase housing options in residential neighborhoods.

Issue: Greater details and additional standards for ADUs will help promote their construction and compatibility within established residential neighborhoods.

Draft Proposal

Proposed standards provide greater clarity on lot positioning, size, permitting, and other requirements. Key standards include:

- May only be located on a lot with an existing single-family residence and only one allowed per lot
- May be “attached”, i.e. inside the principal building, or “detached”, typically in the backyard or above a separate garage
- Must include a bathroom, kitchen, and separate exterior access
- Must include an off-street parking space unless on-street parking is available
- Property owner must occupy either the main house or the ADU
- Maximum ADU size is 900 square feet
- Attached ADUs are subject the zone’s normal height limit, minimum setbacks, and other dimensional requirements
- Detached ADUs have a maximum height of 20 feet
- Detached ADUs must follow one of the following interior side setback requirements:
 1. Five feet interior side setback
 2. From a height of 15 feet at a five-foot minimum interior side setback, buildings must step back at a 45-degree angle away from the side or rear property line as shown in Figure 19.44.030(B)(7).
- Detached ADUs may abut an alley, except if above a garage with doors facing the alley, in which case the rear setback is 10 feet to allow for a small driveway and adequate vehicle-turning radius.



Public Feedback

Concerns have included how ADUs (both attached and detached) figure into floor area ratio calculations (detached ADU's are excluded from FAR calculations), increase in density in single-family neighborhoods, and how detached ADUs will impact useable open space.

Note that some updates were made in the second draft – including an elimination of 15' setback requirement between the house and a detached ADU (which was coupled with adding a minimum usable open space requirement that allows some flexibility of locating this space in the side or rear yard, provided the minimum dimensions are at least 15').

Considerations

Consideration	Benefits	Drawbacks
6a Eliminate the exemption of detached ADU's from the FAR calculations	Calculates the real bulk of structures on site and creates equity with attached ADU provisions	The intent of the exemption was to encourage ADUs over garages and/or off of alleys where they are less/not visible from the street; removing this exemption makes it much harder to build an ADU and meet the maximum FAR provisions
6b Reconsider the owner-occupancy requirement	Eliminating the requirement adds greater opportunity for landowners to add an ADU	The occupancy requirement often helps to ensure that the use and maintenance of the ADU is compatible with the neighborhood

Attachment 7 (New): Residential Use Permissions on the MMU-Zoned Central Waterfront Site

Current Provisions

The Marine Mixed Use (MMU) zone is a proposed new zone for some areas currently zoned Commercial Marine and Commercial Marine 1. Two new MMU zones in west Anacortes are proposed to retain current form and intensity standards, while a new MMU zone at the central waterfront site is proposed to have allow greater development capacity balanced with additional standards. At issue are the mixed-use provisions for the zone, notably the proposed limitation for single purpose residential uses.

Comprehensive Plan: Per Table LU-1's MMU provisions, 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 developments include a horizontal mix of uses. Multistory 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).

Draft Proposal

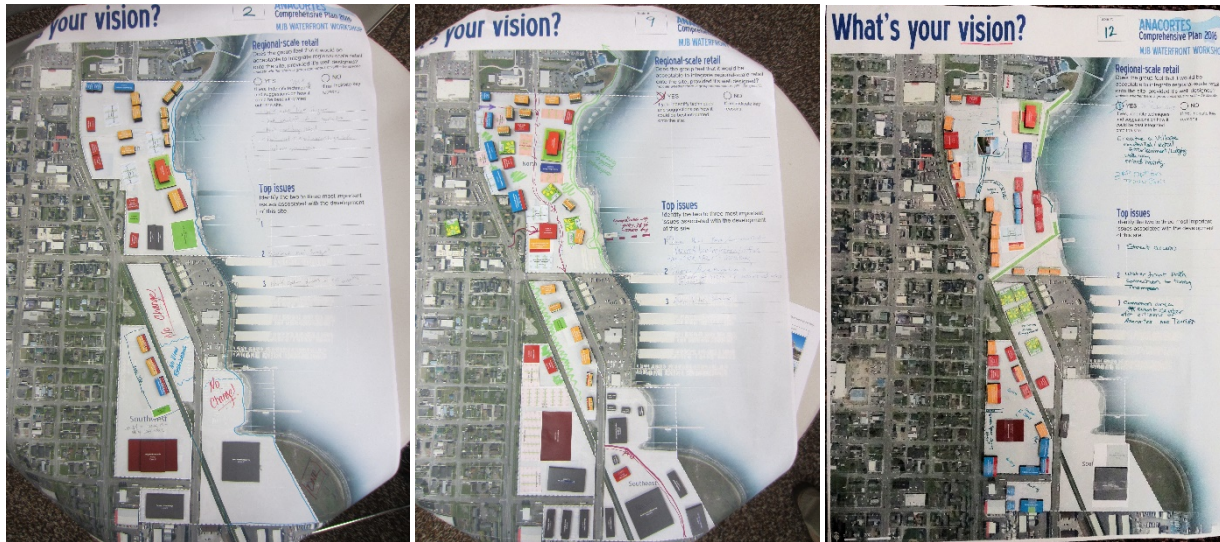
AMC 19.43.010(H)(3): In the MMU zone townhouses are allowed on up to one-third of the site area (parcel or contiguous parcels held under common ownership) provided they meet access, site and building design standards in this title.

AMC 19.43.010(I)(3)(b): Multifamily dwellings are allowed within single purpose buildings covering up to one-third of the site area (parcel or contiguous parcels held under common ownership) provided they meet access, site and building design standards in this title.

The 1/3 threshold was chosen based on the Comprehensive Plan guidance and the outcome from the waterfront focused comprehensive plan workshop, where participants conducted mapping exercises to identify preferred mixtures of uses on the property.

Public Feedback

MJB properties, the owner of the central waterfront site, has requested removing the provisions that limit one-third of the site for single-purpose residential development.



A sampling of visions for the central waterfront site at the comprehensive plan waterfront focused workshop

Considerations

Consideration	Benefits	Drawbacks
7a Retain the draft proposal as written	Follows the guidance of the comprehensive plan by proposing a clear limit on the amount of ground-floor residential uses in order to promote commercial, hospitality, cultural, and recreational uses.	Limits development flexibility and may not be aligned with market demand.
7b Retain the draft proposal as written and update the framework development plan provisions (AMC 19.61.180) to allow for alternative amounts of single-purpose residential development based on demonstrated market demand	Follows the guidance of the comprehensive plan while building in flexibility using a tool that may be used for development at the site	Potential for greater amount of single-purpose residential development than envisioned during the Comprehensive Plan public outreach process
7c Increase the single-purpose residential site area limitation to 50 percent	Increase development flexibility while still following the guidance of the comprehensive plan.	Limits development flexibility and may not be aligned with market demand.
7d Remove the single-purpose residential site area percentage limitation and simply dictate that some horizontal mix of uses is required.	Allows the market to largely dictate the extent of residential uses provided at least "some" ground level non-residential is integrated into the site	Without specifying a threshold, the ground level residential could take 99% of the site and still technically meet the code.

Attachment 8 (New): CM, CM₂, LM & I Zone Bonus Height Provisions

Current Provisions

Zone	LM	CM	CM ₂	I
Height, base maximum	35	35	30	30
Height, maximum with bonus	50	50	50	50

LM zone (AMC 17.18.090): Maximum building height is 35 feet for residential uses. Nonresidential uses may be up to 50 feet through the conditional use process only where the specialized nature of operations, processes, and equipment cannot be accommodated otherwise. The applicant must show specifically why the additional height is needed.

CM zone (AMC 17.21.090): The bonus height is available upon demonstration that the excess height would not be adverse to the established policies, standards, and uses in the general vicinity and would enhance one or more of the policies or standards. City council approval required.

CM₂ and I zones (AMC 17.23.090 & 17.16.090): 10 feet of bonus height are available for each of the following criteria:

1. The long dimension of the building is set perpendicular to a "lettered" avenue, and a minimum of thirty feet of clear space is maintained between buildings for a view corridor, so that views of Fidalgo Bay are maintained, and the long dimension of the building is at least twice the short dimension. This view corridor shall be continuous from Fidalgo Bay to the nearest public street, and not blocked by other buildings, fences, or dense landscaping; parking lots may be allowed in the view corridor.
2. The building incorporates a sloped roof having a pitch of at least 4:12 but not more than 12:12, and the ridge of the roof is perpendicular to a "lettered" street so that views of Fidalgo Bay parallel to the ridge of the roof are maintained. Only the portions of a building incorporating such a sloping roof shall qualify for the ten-foot increase.

The city may administratively approve building heights in excess of 50 feet using the above methods through the conditional use process.

Comprehensive Plan: The future land use map says the Industrial zone should be analyzed for what would make industrial uses viable.

Issue: Balance between additional requirements on development and preserving community viewsheds.

Draft Proposal

No changes are proposed to the base and bonus heights for the zones. The CM zone is proposed to have expanded requirements for the height bonus, which are provided in a separate section because the CM zone allows residential uses. The CM2, LM, and I zone height bonus requirements are proposed to be consolidated and similarly expanded upon.

CM zone (AMC 19.42.070): Residential developments seeking a height bonus must comply with the height bonus and affordable housing provisions of AMC 19.42.060.

Nonresidential developments seeking a height bonus must provide a 3D visual analysis demonstrating how the increased height and the building's shape and design will minimize visual impacts from surrounding streets and properties. Conditions may be applied upon building depth, width, and massing such as upper level setbacks or additional articulation and modulation treatments.

CM2, LM, and I zones (AMC 19.42.080): All developments seeking a height bonus must provide a 3D visual analysis demonstrating how the increased height and the building's shape and design will minimize visual impacts from surrounding streets and properties. Conditions may be applied upon building depth, width, and massing such as upper level setbacks or additional articulation and modulation treatments.

Public Feedback

MJB has requested that the base and bonus height limits be increased in the CM2 and I zones, which have the lowest base height limits in the city even though industrial operations often require taller buildings to accommodate large scale repair and manufacturing uses.

MJB noted that the requirement for 3D visual analysis was unreasonable and also requests that the CUP process and opportunity for development conditions in the CM2, LM, and I zones be removed because of unpredictability and discouragement of development.

Considerations

Consideration	Benefits	Drawbacks
8a Retain the current provisions as drafted	Provides continuity with current code and ensures increased industrial and waterfront building heights are appropriately considered and designed to preserve public views	Conditional use process may add time and complexity for applicants plus height limitations may make some industrial uses difficult or impossible
8b In the CM2 and I zones increase the base and bonus heights TBD (needs discussion/consideration)	Provides greater flexibility for industrial development while retaining conditional standards for bonus height	Taller buildings allowed on the waterfront, potentially disrupting public views. Conditional use process may add time and complexity for applicants

Consideration	Benefits	Drawbacks
8c In the CM2 and I zones increase the base height to 50 feet and eliminate the bonus height opportunity and conditional use process	Provides greatest predictability of the form of future development	Eliminates opportunity for shaping the form of tall buildings to benefit the community
8d Where bonus height provisions are kept, refine the approval criteria TBD and remove the CUP process and condition provision.	Streamlines the review process	Limits negotiating power of city staff

AMC 17.41.020(G): A table provides the following minimum landscaped area standards. Minimum landscaped area can be met by a variety of means including preservation of existing tree groves, tree planting in public rows, etc.

Zoning Classification	Percent of Gross Site Area to be Landscaped
R1, R2, R3, and R4	20%
CM, CM1, and CM2	15%
CBD, C, LM, LM1, I and HM	10%
Airport zone	See the Anacortes Airport Development Agreement

Comprehensive Plan: Landscaping is referenced in multiple goals and policies as a means of defining Anacortes' maritime and small town character, enhancing streets and public facilities, promoting native fauna and flora, and softening the appearance of large commercial and multifamily developments. However, no specific guidance is offered for minimum landscaped area.

Issue: Updates/increases to the minimum landscaped area were proposed as a more effective alternative to lot coverage and impervious area standards. In light of Planning Commission recommendations to eliminate the proposed FAR standards, a decision is needed on whether to bring back lot coverage and to continue to go with the proposed minimum landscaped area or both.

Draft Proposal

Updates to the minimum landscaped area are proposed for most zones in the Chapter 19.42.020-030 tables.

Residential Zones

R1	R2	R2A	R3	R3A (new zone)	R4	R4A	OT
50%	45%	40%	35%	30%	25%	30%	40%

Mixed-Use and Industrial Zones

[illegible]

"Landscaped area" is defined in AMC 1965.030:

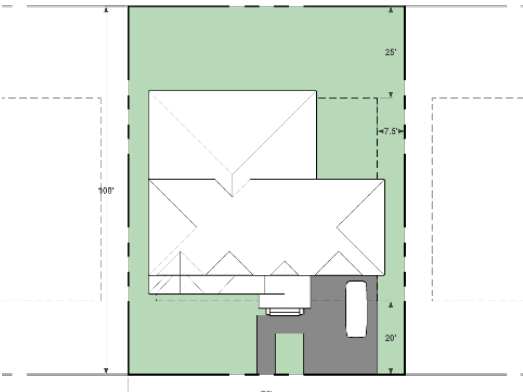
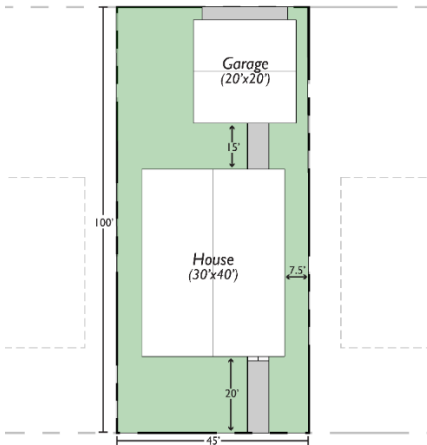
Minimum landscaped areas required in Tables 19.42.020-.030 must include grade level or elevated planting beds featuring trees, shrubs, flowers, ferns, groundcover, and other/or other vegetation.

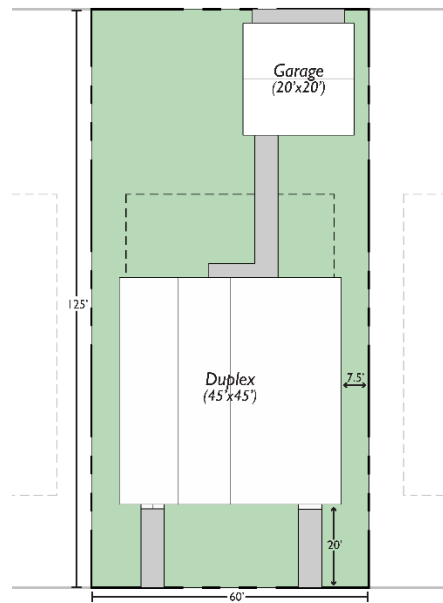
Exceptions and exemptions:

- A. *Developments on sites with a designated Storefront block frontage are exempt.*
- B. *Developments on sites featuring a building or buildings meeting Storefront block frontage standards along the entire lot frontage are exempt.*
- C. *Commercial or multifamily developments featuring enclosed parking for more than 50 percent of their off-street parking requirement may use rooftop planting areas to meet this requirement.*

Examples

Examples of landscaped area calculations.

R2 Single Family - 7,500sf Lot 	Landscaping: 62% (45% proposed min./ 20% current min.) Lot coverage: 33% (35% current max) Floor area: 3,375sf, not including 500sf attached garage <i>The 62% site landscaping meets the minimum 45% requirement.</i>
R3 Single Family - 4,500sf Lot 	Landscaping: 58% (35% proposed min./ 20% current min.) Lot coverage: 36% (50% current max) Floor area: 3,200sf, not including 400sf detached garage <i>The 58% site landscaping meets the minimum 35% requirement.</i>

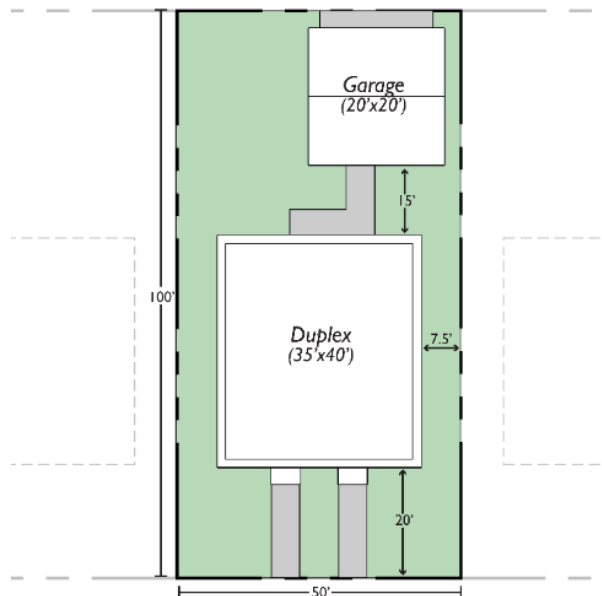
R3 Duplex – 7,500sf Lot**Landscaping:**

61% (35% proposed min./
20% current min.)

Lot coverage:
32% (50% current max)

Floor area:
5,400sf, not including 400sf
detached garage

*The 61% site landscaping
meets the minimum 35%
requirement.*

R4 Duplex – 5,000sf Lot**Landscaping:**

48% (25% proposed min./
20% current min.)

Lot coverage:
40% (50% current max)

Floor area:
4,725sf, not including detached
garage

*The 48% site landscaping
meets the minimum 25%
requirement.*

R4 Townhouses - 16,000sf Lot



Landscaping:

16% (25% proposed min./
20% current min.)

Lot coverage:
55% (50% current max)

Floor area:
22,971 sf

*The 16% site landscaping
does not meet the minimum
25% requirement. Note that
some of the front yard
landscaping appears to be
within the large public ROW.*

R4 Apartment Building - 16,000sf Lot



Landscaping:

18% (25% proposed min./
20% current min.)

Lot coverage:
70% (50% current max)

Floor area:
34,000sf

*The 18% site landscaping
does not meet the minimum
25% requirement.*

Considerations

Consideration	Benefits	Drawbacks
9a Bring back the existing lot coverage standards (to the R-zones) Plus consider the following adjustment:	Continues existing provision and is easy to understand	Given setbacks, minimum usable open space requirements, and proposed landscaping standards, lot coverage may be unnecessary
1 For townhouse developments in the R ₄ zone where required parking is accommodated in private garages, allow a 10% increase in the maximum lot coverage.	Increase design flexibility and encourages parking to not be located in surface lots	Reduces amount of landscaping on site
2 Exempt multifamily uses in the R ₄ zone where most or all of the required parking is accommodated within and/or below the structure	Increase design flexibility and encourages parking to not be located in surface lots	Reduces amount of landscaping on site
9b Keep the proposed landscaping standards and allow a 10 percentage point reduction (e.g., from 25% to 15%) in the minimum landscaped area for townhouses and multifamily developments in the R ₄ zone where most or all of the required parking is accommodated within or under the buildings.	Increases the amount of landscaping on residential properties while allowing extra flexibility for R ₄ townhouse and multifamily development	May be harder to interpret and enforce.
9c Go back to the lower existing landscaping standards in the R zones.	Continues existing provision	Standards are so low that they aren't of much use

City of Anacortes
Development Regulations Update
Planning Commission Study Session Schedule
Updated 6/1/18

DATE	AMC TITLE 19 TOPIC
JUNE 27	Division 1 – General and Legislative Provisions; Division 2 – Procedures; Division 3 – Permits
JULY 11	Division 4 – Zoning and Land Uses
JULY 25	Division 4 – Zoning and Land Uses
AUGUST 8	Division 5 – Community Design
AUGUST 22	Division 6 – Project Design
SEPTEMBER 12	Division 6 – Project Design

Please note:

- All meetings begin at 6pm in the City Hall Council Chambers – 904 6th Street.
- All meetings are open to the public.
- All meetings will be study session format; however, there will be time at each meeting for community members to provide feedback.
- Written comments may be provided to the project contact below.

Project contact:

Libby Grage, Planning Manager
Planning, Community & Economic Development Department
libbyb@cityofanacortes.org
360-299-1986

From: [Cynthia Richardson](#)
To: [Measamer, Don](#)
Cc: [Grage, Libby](#)
Subject: comments for July 25 PC meeting
Date: Monday, July 23, 2018 12:31:12 PM
Attachments: [ATTACHMENT 1-9 DISCUSSION for Draft 2.pdf](#)
[LOT COVERAGE DISCUSSION for Draft 2.pdf](#)

Don,

Attached are some additional comments on the lot coverage issue, as well as feedback on the attachments which will be discussed at the July 25 Planning Commission meeting.

I hope these will be helpful to staff, Makers, and commissioners as further refinements to Draft 2 are considered.

Thanks again for everyone's hard work on the code updates.

Cynthia Richardson
315 V Ave
Anacortes, WA 98221

DISCUSSION OF ATTACHMENTS 1-9 to Draft 2 Form and Intensity Standards for Residential Zones

ATTACHMENT 1 Building Height & Measurement

Measuring to average height of roofs with a 30' limit and an absolute maximum height of 40' is a good move to encourage pitched roofs, while limiting total height.

Consider restricting the maximum height of an exterior wall to 30 ft. so that a tall wall on the downhill side of a house doesn't tower over neighbors, regardless of which way the lot slopes or how tall the other walls are.

ATTACHMENT 2 Bonus Height Alternatives

MMU zone

Height bonuses should be tied *only* to PUBLIC AMENITIES that are permanently accessible to the community, because the increased height impacts the community as a whole.

Taller buildings change the scale of a development and block at least some views from some upland properties. An effective way to mitigate the view blockage would be to limit the width of individual portions of buildings that are above the base height limit, and require a substantial distance between such taller buildings to provide vistas between the buildings. Perhaps allow up to 70' if *more* separation between buildings is provided.

Do not use environmental requirements for a height bonus. They involve too much paperwork and monitoring, technologies change, and there is no nexus between height and building techniques.

Do not use size or affordability of units for a height bonus. Affordability is a community-wide problem and the cost of addressing it should be spread throughout the community, not paid solely by those wishing to construct new buildings. The added cost of such units will effectively raise the cost of other units in the project, which is counter-productive.

R4 ZONE

Keep it simple. Either allow 50' height or don't. No bonus program. Linking the extra height to specific added requirements will effectively raise the cost of all units in the project, which is counter-productive.

ATTACHMENT 3 Land Coverage and Floor Area Ratio

See comments in separate Lot Coverage Discussion document

ATTACHMENT 4 Cottage Housing

Generally agree with draft provisions.

Why not allow the 200 sf of private open space in a side yard? Sometimes that is the best location for sun or access from inside the home. Require a minimum 12' dimension so it is a useable area (small table & chairs or garden).

Cottages in R1 could be OK if combined with the density bonus rules, because open space would be preserved.

3 cottages OK. 4/12 roof pitch OK.

Allow 2-story cottages and duplexes for up to 50% of the units, to provide a variety of housing options and a more interesting development.

Allow averaging of sizes (some smaller, some larger), to provide a variety of housing options and a more interesting development. Using 3/4 unit for larger houses might just encourage larger houses, which sort of defeats the purpose of cottage housing.

ATTACHMENT 5 Specialized Medical Offices

Do allow small-scale medical practitioner offices in C, CBD and MMU zones, as they are a type of non-residential use similar in impacts to other personal care uses such as a beauty salon.

Do establish a maximum size for such offices so they don't take over significant portions of limited retail space. Consider restricting them to locations not fronting on Commercial Ave. to preserve commercial character of CBD (pedestrian oriented) and C (auto-oriented) zones. Larger clinics should be restricted to the medical overlay area.

Do not allow medical offices or clinics in any residential zones. They are *commercial uses*, out of character with the residential intent of the zones. These uses can afford to pay more for land, and out-bid residential developers, increasing land prices. Using up land for clinics will reduce the amount of housing that can be built, which is the primary purpose of the zones.

Existing clinics will become non-conforming uses, which can be maintained but not expanded.

ATTACHMENT 6 Accessory Dwelling Units

Allow new construction to include an ADU, as long as it meets standards. By integrating the ADU into the design of the new home (in basement, attic, above garage, etc.) it can add to the housing stock and help the owner be able to pay for the new home.

Do not require owner-occupancy. This is really difficult to enforce. What about the person who buys a house with an ADU, then gets transferred out of town but wants to rent both units so he/she can come back when they retire? Or a snowbird who wants to rent both units part of the year but live here part of the year? Or someone has to move, and tries to sell, but the market is bad and they have to rent it to make the mortgage payments?

Is it really so bad to have an investor own and rent out both units? It increases the total amount of available rentals. There are likely to be only a few in any neighborhood, so it will probably not create a problem.

ATTACHMENT 7 Residential Uses in Central Waterfront MMU zone

Most of the land in Anacortes outside the Forestlands is already zoned for residential uses. There is very limited land zoned for commercial and industrial types of uses. We should not convert that limited non-residential land to a de-facto residential zone by allowing residential uses to occupy substantial parts of a site.

If we had excessive non-residential land, it might make sense to allow more housing in the MMU zone, but we don't.

Beginning over 20 years ago, MJB has periodically proposed to develop large portions of their property for residential uses, and each time the citizens and City Council have reaffirmed that this land should be retained for non-residential purposes to provide jobs and public facilities.

Creation of the MMU zone is already a compromise, allowing some limited residential uses to complement the other uses on the site and add vibrancy to the area. However, the intent has always been that the non-residential uses would predominate.

While the shore of Fidalgo Bay would be a lovely place to live, and building a residential development would probably be more profitable for the developers, that is not sufficient justification to allow unlimited residential development here as requested by MJB.

As written, townhouses would be allowed on up to 1/3 of the site, and multifamily buildings on 1/3 of the site = 2/3 could be residential. This must be re-written to clarify that whatever portion of the site is allowed for single-purpose residential, that applies to the *total* of *all* such residential uses.

Eliminate townhouses. Townhouses are a low-density use and seem contrary to the mixed-use urban quality envisioned for this area. They wouldn't make use of the opportunity for taller buildings which could provide more housing units as well as views for the residents.

Allowing single-purpose residential buildings on 1/3 of a site is already too generous. Once parking, landscaping, access roads, etc. are subtracted, there is not much left for the primary purposes of the zone, which are *"mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront or with a waterfront relationship. 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."*

Suggest a maximum of 20% of the site be allowed for single-purposed residential buildings. Because any building on the site can have residential uses on the upper floors, that could potentially supply many units above the non-residential uses without devoting substantial land to single-purpose residential buildings.

ATTACHMENT 8 Bonus Height in CM, CM2, LM, and I Zones

The heights allowed in C and R4 will already block views from many upland homes, so having taller buildings in CM2 and I zones will have little view impact.

Delete the view corridor concept. The east-west "view corridors" sound good, but in reality are of little value if only 30' wide. You have to be aligned directly with the space to see between the buildings, which would rarely be the case from inland buildings. The "public" view is primarily from a moving vehicle on Q/R Ave, which is a truck route, or from T Ave, which is in the Industrial zone. Views will still be possible where there are larger open areas, such as street rights-of-way or parking areas.

Many inland areas are either too flat to see over even a short building, have diagonal views which would not benefit from view corridors, or are high enough on the hills to see over a 50' building. Can a simple topo analysis determine what the actual impact of a 50' limit would be?

Increase the allowable height to 50' in the Industrial zone to accommodate more types of industry. That's what the zone is for. Consider a provision similar to that in the LM zone, which allows increases above 50' in limited areas for specific industrial equipment needs.

Prefer getting away from bonuses altogether. Just set a limit that is predictable for everyone.

ATTACHMENT 9 Minimum Landscaped Area

A landscaping minimum is desirable, but it is NOT *"a more effective alternative to lot coverage"*.

Just relying on landscaping minimums (without a lot coverage limit) as proposed could result in 50% lot coverage in R1 (currently 35%), 55% in R2 (currently 35%), 65% in R3 (currently 50%), 75% in R4 (currently 50%). These are MUCH HIGHER than current practice and would be considered unacceptable in most existing neighborhoods.

The landscaping illustrations imply that all of the (green) space not occupied by buildings is landscaped. That does not acknowledge that many people will have decks, patios, extra parking areas, etc.

Discouraging surface parking in the front yard and encouraging landscaping can create a more attractive neighborhood and increase on-street parking spaces by reducing curb cuts. But why discourage surface parking in a side or back yard, especially off an alley? Garages cost money (thus reducing affordability), reduce the enclosed ground floor area available for living space, and increase lot coverage by structures. Surface parking can double as a play area or patio when cars are not present. Garages are often used for storage and cars still park outside. There are pros and cons to consider.

LOT COVERAGE DISCUSSION

Draft 2 Form and Intensity Standards for Residential Zones

Anacortes is divided into residential zones that attempt to regulate density via lot size, setback, lot coverage, landscaping, units per acre, and other requirements. These zones are generally intended to focus more dense development near downtown.

Allowing smaller minimum lot sizes and allowing multiple units on a lot in certain zones opens the potential for more dense development in those zones. However, it does not *guarantee* more dense development. Many lots are larger than the minimum for the zone, and houses are often built on two or more lots.

Current lot coverage percentages vary by zone, with more coverage allowed in higher-density zones. This may work for the minimum size lots in the zone, but when building on a larger lot, it permits *very large single family homes* in the R3 and R4 zones - which is the exact opposite of the goal of increasing the density.

Why should owners of a 7,500 sf lot in the R3 zone be allowed to build a *larger* house than someone with the same size lot in R2? It's still a single house, so it's not increasing the density.

Can we establish standards that allow for appropriate development on the minimum-size lots, while keeping structures on larger lots from overwhelming their neighborhoods? Here are some approaches that could help:

RELATE LOT COVERAGE TO LOT SIZE, NOT TO THE ZONE

Vary the maximum lot coverage based on the size of the lot, rather than the zone in which it is located. Thus, all lots of a certain size could accommodate the same size house, regardless of what zone they are in.

REGULATE BOTH LOT COVERAGE MAX AND LANDSCAPING MIN

These are two different things and achieve different goals. Lot coverage limits, combined with setback and height restrictions, control the bulk of the building and its location on the lot. Landscaping minimums do not relate to the structures.

The landscaping minimums proposed in Attachment 9, are not "a more effective alternative to lot coverage ... standards". They would allow significantly more of the lot to be covered with buildings than has ever been the case in Anacortes.

RELATE SIDE SETBACKS TO HEIGHT AND WIDTH OF STRUCTURE

Current rules allow a house to be 5 ft. from the neighbor, regardless of its height or bulk. Increasing side setbacks for taller and wider houses gives them a better sense of proportion on their own site and gives the neighbors more light and air.

LIMIT HEIGHT ON NARROW LOTS

To avoid tall, skinny houses out of character with established neighborhoods, reduce the maximum height allowed on lots 40 ft. wide or less.

REGULATE MULTIFAMILY STRUCTURES BY BULK, NOT BY NUMBER OF UNITS

Control the *size* of a building with setbacks, lot coverage, landscaping, and height requirements. Then, within that envelope, allow the builder to determine how to subdivide into units. From a neighborhood perspective, the size of the building would be the same, regardless of the internal arrangement.

For example, in the same size 3-story building you could have one 1,500 sf unit on each floor, two 750 sf units on each floor, or three 500 sf units on each floor - or a combination of sizes. This would allow the builder to respond to market demands. Perhaps in one neighborhood smaller, more affordable units would be a good fit, while on the same size lot in another neighborhood with a view, larger upscale units would be a viable choice.

ELIMINATE OLD TOWN LOT COVERAGE LOOPHOLE

Current language is: "If a structure covers more than three thousand square feet of land, or if two or more structures on a lot cover more than four thousand square feet of land, the following additional requirements shall apply:"

This was intended to encourage breaking down a large structure into smaller ones, such as a detached garage or ADU. But it does not specify the minimum size for a structure. As worded, it would allow a 3,900 sf structure plus a 100 sf shed to get around the added requirements.

From: [Gene Derig](#)
To: [Grage, Libby](#)
Cc: [Gere, Laurie](#); [Johnson, Eric](#); [Walters, Ryan \(Anacortes City Council\)](#); [Young, Anthony](#); [Adams, Brad](#); [Lovelett, Liz](#); [McDougall, Bruce](#); [Miller, Matt](#); [Cleland-McGrath, Christine](#); [Doll, Andrea](#); [MacKenzie, Ward](#); [McNett, Jeremy](#); [Moffitt, Amber](#); [Graf, Jeffrey](#); [Measamer, Don](#)
Subject: Expanded Comments re: Stanwood hand-out from Study Session Wed. 6/27/18
Date: Wednesday, July 25, 2018 11:00:41 AM

7/25/18

From: Gene Derig

To: Libby Grage, Anacortes Planning Dept.

Additional Comments on City of Stanwood hand-out from study session Wed. 6/27/18:

"**Reference** the packet/ handout which was also available at the study session, which had a cover letter from the Land Development Project Manager of Landed Gentry Homes and Communities, page 3 of the City of Stanwood CDD Memorandum under the heading, "staff recommendation": ".....the purpose of the final plat is to determine whether conditions of preliminary plat approval have been satisfied. Final plat approval is not discretionary. By having a final plat reviewed in a public meeting or hearing adds time and confusion to the process: the public and local officials think they have the opportunity to add conditions to a project when in fact there is no such authority by law. Staff recommends changing the code to allow administrative review of final plats".

If the ideas from the above statements were to be adopted, who will be held accountable for enforcement, or lack thereof, regarding the terms of a project plat? What are the standards for enforcement and accountability?

Ticking off boxes on a form or taking the proponent's word that things are ok is not enough for a rational human being to accept as evidence of compliance.

One "administrator" should not be the sole decider in the final plat approval. We believe the Anacortes City Council should have authority to go over the final plat in a public hearing setting

ask questions on behalf of the citizens they represent, and decide if it the plat meets City expectations, standards and conditions. Anything less reduces transparency and can lead to abuses within the system.

If there is any precedent in law that specifically states the council CANNOT hold such a review, it should be presented for all to see.

Sincerely,

Gene and Marilyn Derig
1302 K. Avenue
Anacortes, WA 98221
360-293-3928
gderig@me.com

From: [Rita Harbaugh](#)
To: [Grage, Libby](#)
Subject: City considering raising height limit for downtown
Date: Wednesday, July 25, 2018 12:28:53 PM

Dear Libby,

I read the article in Anacortes American about raising the height limit for downtown buildings. I would be sad to see our city changing it's height codes. I feel that the lower buildings give the town it's feeling of being old and small. Part of the charm of Anacortes is it's feeling of being such a small and friendly city. Unfortunately, it is drawing a lot of people our way and this charm will vanish if we continue to build in any way without really thinking of our future. Do we have to keep accepting more people until it can't hold anymore? Do we have to cut so many trees down and the poor wildlife have nowhere to roam or go. There are many cities that have more land than we do and can accommodate more people. I hear complaints everywhere about how crowded it feels already and that they are so relieved when the tourist go home. We don't want to loose our town. It should not always be about money and getting more money by adding and adding more to what is here. I shop locally and I am proud of all our businesses. I am proud of our hospital and schools and police. But it is just fact, the more people the more you don't know your neighbor and the more the hospital, schools and police can't do their jobs because they are overworked. I just think it is wise to stop what could get out of control eventually. Crowds change city streets with more accidents and adds annoyed citizens with the stress that a bigger city brings. We are an island and I want our city planners to help the people living here already by keeping Anacortes as small as possible.

Thank you for letting me tell my story. I do care about people but I also want to keep our city special as a place people want to visit and tell other people how charming it is. I want our city to draw people here to shop at our businesses. Like all the festivals draw many people. But they don't live here. I love all our festivals and support them whenever possible. The farmers market is also much appreciated. I attend regularly and know many of the vendors. However, I don't want to hear, "remember when Anacortes was so charming and now it is just like any other town getting too big, or remember when you could find a parking spot to shop or not wait in line for long at a restaurant, wow, did you see all those trees cut, and so on....."

Sincerely,
Rita Harbaugh
360 293 6688

Sent from my iPad

Ian and Diane Munce
1711 Quail Drive
Anacortes, WA 98221
July 25, 2018

Ms. Libby Grage
Planning Manager
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Rec'd
7/25/18
@ meeting

Dear Ms. Grage

As long-term residents of the R1 Zone my wife and I write to oppose the proposals for Density Bonuses (19.42.050) and Cottage Housing (Table 19.41.040) in our neighborhood. These proposed CREDITS for already-protected wetlands and neo traditional housing in no shape, fashion, or form meet the **Comprehensive Plan requirement for the R1 zone that "densities up to four units per gross acre MAY be permitted via a special review process". CP 1-16 (emphasis added)**. Taken together these proposed credits would allow as a matter of right up to eight units a gross acre (up from the current two units an acre) and on their face are totally inconsistent with the purpose of the R1 Zone as set forth in the City's Comprehensive Plan. If adopted this would constitute a de facto rezone from R1 to R3 without the requisite Comprehensive Plan justification.

The purpose of the R1 Zone as set forth in the City's Comprehensive Plan: "This designation provides for LOW DENSITY residential development in the southern end of the City that is inappropriate for more intensive urban development due to topography, the frequent presence of wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity TRANSITIONAL area between the city and the surrounding unincorporated rural pasture, forest, and agricultural land." CP 1-16 (emphasis added).

We believe that we could simply stop at these three paragraphs but for the purposes of the record feel compelled to make some supplementary comments and a recommendation.

INTRODUCTORY COMMENTS

The proposal to double the densities set forth in the City's Comprehensive Plan by counting a 1,200 square foot "cottage" as one half of a dwelling unit for the purpose of calculating density not only has no foundation in the Comprehensive Plan, but large-scale use of this tool will completely overwhelm the analysis on which the Comprehensive Plan is based. Is there some analysis that shows how one goes from 800 square feet (First Draft) to 1,200 square feet (Second Draft) and not go from 0.5 to 0.75 dwelling unit equivalency?

Further, unlike a Conditional Use (requiring public notice, public comment, Planning Commission public hearing, and City Council appeal), no neighborhood perspective whatsoever is allowed to be considered for a permitted use; neighbors will most likely know about a 4-12 unit cottage housing project when construction begins. This cannot be acceptable given the Comprehensive Plan policies relative to neighborhood involvement, neighborhood character, and natural resource protection and enhancement.

Then, as to the proposal for an outright permitted density bonus from two to four units AND a cottage housing proposal that would outright permit this four units to go to eight units (via a post Comprehensive Plan notion that a 1,200 square foot "cottage" would count as one half of a dwelling unit), this in no way meets the Comprehensive Plan REQUIREMENT that "densities up to four units per gross acre may be permitted via a special review process".
CP 1-16.

Ian and Diane Munce
1711 Quail Drive
Anacortes, WA 98221
July 25, 2018

R1 SPECIFIC COMMENTS

AMC 19.32 LAND DIVISIONS: 19.32.050 PRELIMINARY LAND DIVISION APPROVAL-
CRITERIA FOR DECISION- 19.32.050.C

Please add a C7: "Fully address critical area and stormwater requirements". Land division is about more than the "adequate provision" of infrastructure discussed in C1-6.

AMC 19.40.030.A RESIDENTIAL LOW DENSITY (R1)

Please retain 2(a): "Allowing single family dwellings on large lots as the predominant use". This development pattern facilitates wild life movements between surrounding habitat areas. High intensity development at eight units an acre (or even four) with attendant impervious surfaces, walls, and fences could form a wildlife barrier contrary to the transitional purpose of the R1 zone (unless a special review process reaches a contrary conclusion for a properly designed and vetted project).

AMC 19.42.050 BONUS INCENTIVES, R1 Zone

There is simply no reason to give a density bonus for wetlands that already have secure protections. Rather, a density bonus must be tied to a set of actors that advance the purpose of the R1 zone, e.g. a new housing configuration that demonstrates that it will facilitate the functionality of existing habitat corridors

AMC 19.43.D Cottage Housing

On its face a simple fourfold increase in density in the R1 Zone (or even a doubling) is not compatible with the following Cottage Housing purposes: (a) infill development that is compatible with existing neighborhoods, (e) enhance the character of the neighborhood, and(f) useable open space for wildlife

RECOMMENDATION

1. The proposed CREDITS for already-protected wetlands and for neo traditional housing in the R1 zone be withdrawn
2. A special review process for increased density (up to four units) be developed specific to the R1 zone purpose

Sincerely,



Ian S. Munce, J.D., AICP

July 25, 2018

Rec'd
7/25/18
@meeting

Planning Commission Meeting
Re: Written Comments
Division 4 Zoning & Land Uses
Strandberg Construction & Design

As a long time and established builder/developer in Anacortes, I (we) would like to share some constructive comments regarding the proposed (New) Development code.

Item Section 19.42.120 – Floor area ratio calculation:

- Current code allows 35% lot coverage, it works. Proposed FAR calculations are complicated and confusing. We believe this will create additional problems for a developer/designer and potential homeowner.
 - Comment: Please consider leaving lot coverage at 35% as current code allows.

Item Section 19.42.130 – Building height calculations (Figure 19.42.130(A))

- Current code allows for 35' height limits in R2-R2A-R4A, it works. Aside from 1-2 isolated issues, the majority of lots in Anacortes benefit from current guidelines.
 - Reducing height limits in these zones and adopting (new) calculation formulas will potentially open the door for complicated issues and manipulation of the code.
 - R4A, why reduce height limits in R4A? Anacortes has only (2) small areas of this zone and a limited potential for growth, again, 35' height limits in these areas currently work. In addition, R4A should receive the same exception rules as R4, (10' exception for elevators and/or stairways) and (5' exception for firewalls/parapets)
 - Please leave height limits in R2/R2A/R4A as is.

Item Section 19.42.100 – Minimum lot width circle calculations/exceptions (Figure 19.42.100)

- Introducing minimum lot width circles will adversely impact future plat design negatively and the potential for unseen issues will restrict and inhibit growth. How do you handle excluded lots, eliminate them? Not a good solution.

Item Section 19.42.020 – Form and intensity standards for residential zones

- Current code allows 20' front yard (garage) setbacks. R2-R2A
 - We encourage front yard setbacks to remain 20' and 20' for garages. Increasing the garage setback 25' will potentially impact usable rear yard availability, which is what the majority of home owners in Anacortes prefer.

Item Section 19.43 – Residential uses

- D. Cottage Housing
 - We are encouraged by many of the proposed design definitions for “cottage style housing”. Please consider revising the minimum/maximum number of cottages in a cluster from 4-12 per cluster to 3-12 in a cluster. Given the scale of potential “cottage style” opportunities in Anacortes, flexibility will be better served by allowing 3 as opposed to 4.
- I. Orientation
 - We agree that the “focal” entry should be centered on the “common open space” approach and serves the “cottage style”. We would like to also include a main entry for those units that are served by a garage and unit driveway allowing a main entry from the driveway/garage for homeowners and guest. Please consider allowing this.