

ANACORTES PLANNING COMMISSION



November 14, 2018

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

****NOTE NEW TIME****
5 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of October 24, 2018**
3. **Correspondence**
4. **Old Business**
Development Regulations Update – Review of proposed Zoning Map Amendments and continued review remaining Division 4 – Zoning and Land Use

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 – October 24, 2018

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

Vice Chair Cleland-McGrath called the meeting of October 24, 2018 to order at approximately 6:00 p.m.

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

Roll Call

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

Absent: Commissioner McNett

Minutes

Minutes of September 26 and October 10, 2018, approved as presented.

Correspondence

None

New Business

Steve Hoglund, Finance Director, presented on the draft 2019-2024 Capital Facilities Plan.

Old Business

Public Meeting – Division VI of the Draft Development Regulations

Libby Grage, Planning Manager, presented a continuation of proposed code on Division VI, Project Design.

Commissioners questioned the requirement of a licensed landscape architect or horticulturist and requested the use of fruit trees. Staff responded that some other jurisdictions have this requirement and that MAKERS and staff will propose a threshold for the requirement. Staff will also look into the use of fruit trees in the landscaping requirements.

Cynthia Richardson, 315 V Ave. Ms. Richardson supported allowing a non-licensed person provide a landscaping plan on commercial projects under 4,000 square feet and requested encouraging adjoining businesses develop parking landscaping for easier customer access.

Jimmy Blais, 2405 1st Ave, Seattle, MJB Properties. Mr. Blais agreed with Ms. Richardson, elaborated on the types of trees that do not work well with certain uses, commented on the difficulties involved with block frontage standards on multiple sides of a property, stated that

there are conflicting requirements in minimum width of landscaping standards, and requested removal of requirements to screen foundations.

Robert Festa, E Park Drive. Mr. Festa commented that landscape screening of foundations will prevent easily maintaining building exteriors.

Staff will evaluate re-writing parking lot landscaping requirements and landscape screening of building foundations.

Michael Huber. Mr. Huber requested flexible height limits for ADUs to allow units above a detached garage.

Ms. Grage stated that ADU requirements will be discussed at a future Planning Commission meeting to review Division IV.

Vice Chair Cleland-McGrath called the meeting to a close at approximately 7:30 p.m. The next meeting to review the updates will be held on November 14, 2018, at 5:00 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: 11/14/2018 **Agenda Item:** [Click here to enter text.](#)

Subject: Development Regulations Update: Proposed Zoning Map amendments and continued review of Div. 4 Zoning & Land Use

Staff Contact: Don Measamer, Libby Grage

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

Action Type	
	Public Hearing
	Staff Report
x	Discussion

Summary Statement: At the 11/14/18 Planning Commission meeting, the Commission will review proposed amendments to the Official Zoning Map intended to implement the Comprehensive Plan Future Land Use Map and continue to review and discuss remaining elements of proposed updates within AMC Title 19 *Unified Development Code*. Staff recommends focusing remaining parts of Division 4 (including 19.43 – 19.49, which discuss various use definitions and supplemental standards).

Please refer to the attached Staff Report for more information about the proposed zoning map amendments and to [Division 4 Staff Report](#), for additional information regarding proposed changes within Division 4.

It is requested that Planning Commissioners please bring your hard copy of the full 2nd Draft Development Regulations Update document, or your electronic device with access to the document, so you are able to reference the detailed material.

Background: Since June 2018, the Planning Commission has been reviewing and discussing proposed updates to the development regulations (2nd Draft) 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>)

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

Attachments:

Staff report dated November 8, 2018



Planning, Community, & Economic Development Department

Don Measamer, Director

Date: November 8, 2018
From: Development Regulations Update Project Team
Subject: Zoning map amendments to implement the Future Land Use Map

Staff Report: Zoning Map Amendments

Background

Under the Growth Management Act, the City is required to have a map in the Comprehensive Plan (Future Land Use Map or FLUM) and a map in the zoning code (Official Zoning Map) that designate various land uses for its urban growth area and city limits. The FLUM depicts the long-term vision of how and where the city will grow and change over the next 20 years and provides the basis for applying zoning designations.

The Official Zoning Map indicates how land can be used and what can be built on any given property today. Zones are more specific than future land use designations and come with a set of rules (included in the City's development regulations) that clarify what uses are allowed, and how property and buildings may be developed or changed.

Amendments to the FLUM were adopted as part of the 2016 Comprehensive Plan Update (Attachment 2). The amendments included establishment of a new designations (Marine Mixed Use and several overlays) and changes to the designation of certain areas. Additionally, Figure LU-3 of the 2016 Comprehensive Plan (Attachment 3) documents the specific direction for future zoning and map amendments that were considered during the environmental review and public process preceding the final adoption of the 2016 Comprehensive Plan.

Amendments to the City's Official Zoning Map are proposed in order to implement the FLUM and other goals and policies of the Comprehensive Plan.

2016 Comprehensive Plan Guidance

Comprehensive Plan Goals and Policies directing the proposed amendments to the Official Zoning Map include the following:

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

Policy LU-1.1. Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Policy LU-1.2. Establish land use designations, densities and intensities as shown in Table LU-1.1.

Policy LU-1.3. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure LU-1).

Policy LU-1.4. Implement land use designations through a clear regulatory process that ensures transparency, fairness, and predictability in the land development process.

Community Feedback & Considerations

The following topical attachments have been developed to describe certain proposals, community feedback and potential considerations:

- Attachment 1: Medical Overlay

Summary of Zoning Map Amendments

Below is a summary of the proposed amendments to the Official Zoning Map, including key Comprehensive Plan direction and staff comments. The numbers in the left hand column correspond to each area numbered/ labeled on the map (Attachment 4).

Summary of Zoning Map Amendments

Map #	Area Description	Rezone Action	Key Comprehensive Plan Direction & Policies	Comments
1	Skyline Marina	CM to MMU	FLUM land use designation is Marine Mixed Use (MMU).	Implements FLUM.
2	South Ferry Terminal Rd.	CM to MMU	FLUM land use designation is MMU.	Implements FLUM.
3	San Juan Passage / Portalis area	CM to R2	FLUM land use designation is Residential Low Density 2 (RLD-2).	Implements FLUM.

Map #	Area Description	Rezone Action	Key Comprehensive Plan Direction & Policies	Comments
4	R2 area east of Anacopper Mine Rd.	R2 to R2A	FLUM land use designation is RLD-2. Table LU-1 RLD-2 category includes special topics to explore: "Explore option for 6,000 sf lots where compatible with existing development (east of Anacopper Mine Rd.)." R2A is included as an implementing zoning designation.	Much of the R2 area east of Anacopper Mine Rd. consists of platted 3,000 sq. ft. lots that have been combined to equal 7,500 sq. ft. and developed with SFRs. The modest reduction in lot size to 6,000 sf (via rezone to R2A) would allow for increased infill opportunities where undeveloped blocks remain or where larger partially developed lots exist. Areas are within closer proximity to commercial services.
5	Old Town	R3/Old Town Overlay to OT	FLUM land use designation is Old Town (OT).	Implements FLUM.
6	Cap Sante	R2 to R2A	FLUM land use designation is RLD2. Table LU-1 RLD-2 category includes special topics to explore: "Explore option for 6,000 sf lots where compatible with existing development." R2A is included as an implementing zoning designation.	Implements FLUM.
7	Central Fidalgo Bay	CM1 to MMU	FLUM land use designation is MMU.	Implements FLUM.
8	Hospital area	Add Medical Overlay (MED-O)	FLUM land use designation is Residential High Density (RHD) with Medical Overlay (MED-O). Table LU-2. Medical Overlay special topics to explore: Refine overlay boundary, use provisions, and height provisions.	See Attachment 1.
9	R4A hospital area	R4A to R4	FLUM land use designation is RHD.	Implements FLUM.
10	R4B zone	R4B to R4	FLUM land use designation is RHD; R4B is eliminated as an implementing zone.	Implements FLUM.
11	Beale's Maple Grove Addition area	R3 to R4 with Live-Work Overlay	FLUM land use designation is RHD with Live-Work Overlay.	Implements FLUM.
12	Sharpe's Corner business park	LM1 to R4 with Mixed Use Business Overlay	FLUM land use designation is RHD with Mixed Use Business Overlay (MUB-O).	Implements FLUM.
13	SR20/SR20 Spur intersection	LM1 to C	FLUM land use designation is Commercial (C).	Implements FLUM.

Map #	Area Description	Rezone Action	Key Comprehensive Plan Direction & Policies	Comments
14	Former Wyman Marina	CM1 to CM	FLUM land use designation is Commercial Marine (CM).	This site would be the only remaining CM1 zoned area in the City if not rezoned to CM. Half of the area has been converted to an aquatic mitigation site, and the remaining area includes a restaurant building and drop-frame barge-loading facility/ramp.

Attachment 1: Medical Use Overlay

Current Provisions

AMC Title 17: Current building height limit in the R4A zone is 35 feet (R4 zone is 40 feet). The R4A zone takes permitted uses from the R4 zone.

Permitted uses include single-family dwellings, multifamily dwellings, boarding and rooming houses, clinics, beauty salons, hospitals, mortuaries, schools, public facilities, parks, and bed-and-breakfast establishments.

Pharmacies may be accessory to a hospital or clinic when internal and not accessible from the street.

Conditional uses include churches, nurseries, gardens, neighborhood grocery stores, and group living residences.

Comprehensive Plan: The Future Land Use Map (Figure LU-1) includes boundaries for the proposed overlay (see below) along with underlying RHD (Residential High Density) and C (Commercial) land use designations.

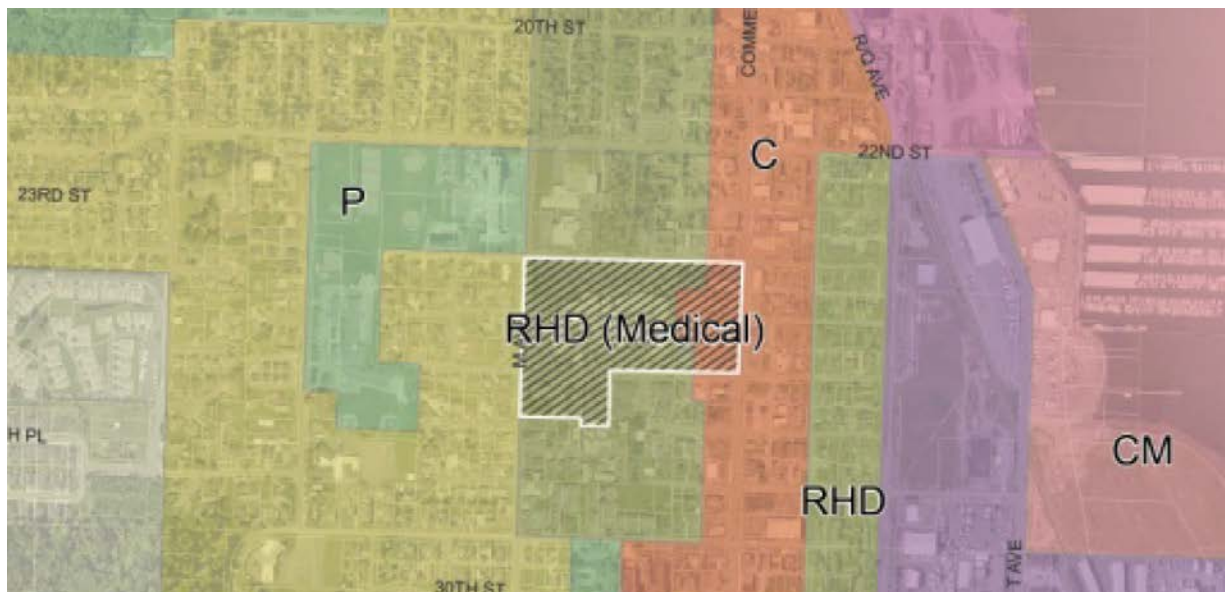


Table LU-2 calls for a Medical Use Overlay. The purpose is to provide for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses.

In the overlay hospitals and medical clinics are to be allowed outright in addition to permitted uses in the underlying zone. Uses are subject to height, density and other development standards in the underlying zone, unless modified by the overlay standards.

Special topics to explore in the development of detailed overlay provisions include: Refine overlay boundary, use provisions, and height provisions.

Relevant policies:

Policy ED-2.14. Encourage commercial businesses that provide professional, financial and medical services to residents and visitors.

Policy ED-5.4. Support expansion of local medical care facilities as sources of jobs and income, as well as support services to the community.

Issue: Refinement is required for the Medical Use Overlay boundaries, where greater height is allowed, and allowed uses.

Draft Proposal

Underlying R4 Zoning

The underlying R4A zone is proposed to change to R4. Density limits are proposed to be removed and the height limit would remain 40 feet. All housing types except live-work are allowed. Most group living uses are changed to allowed by-right, except nursing homes remain conditional. Medical uses are conditional and hospitals are not allowed.

Overlay Districts Established - AMC 19.40.60.B

Medical Overlay (MED-O). This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses.

Medical Overlay Uses - AMC 19.41.090(A)

Supplemental permitted uses include:

- a. Medical uses per AMC 19.44.030 [Note: Hospitals and clinics become allowed by-right]*
- b. Group living uses per AMC 19.43.020 [Note: Nursing homes become allowed by-right]*

Medical Overlay Height Limit - AMC 19.42.130(D)(5)

60 feet [Note: Likely only within a subsection of the overlay]

Public Feedback

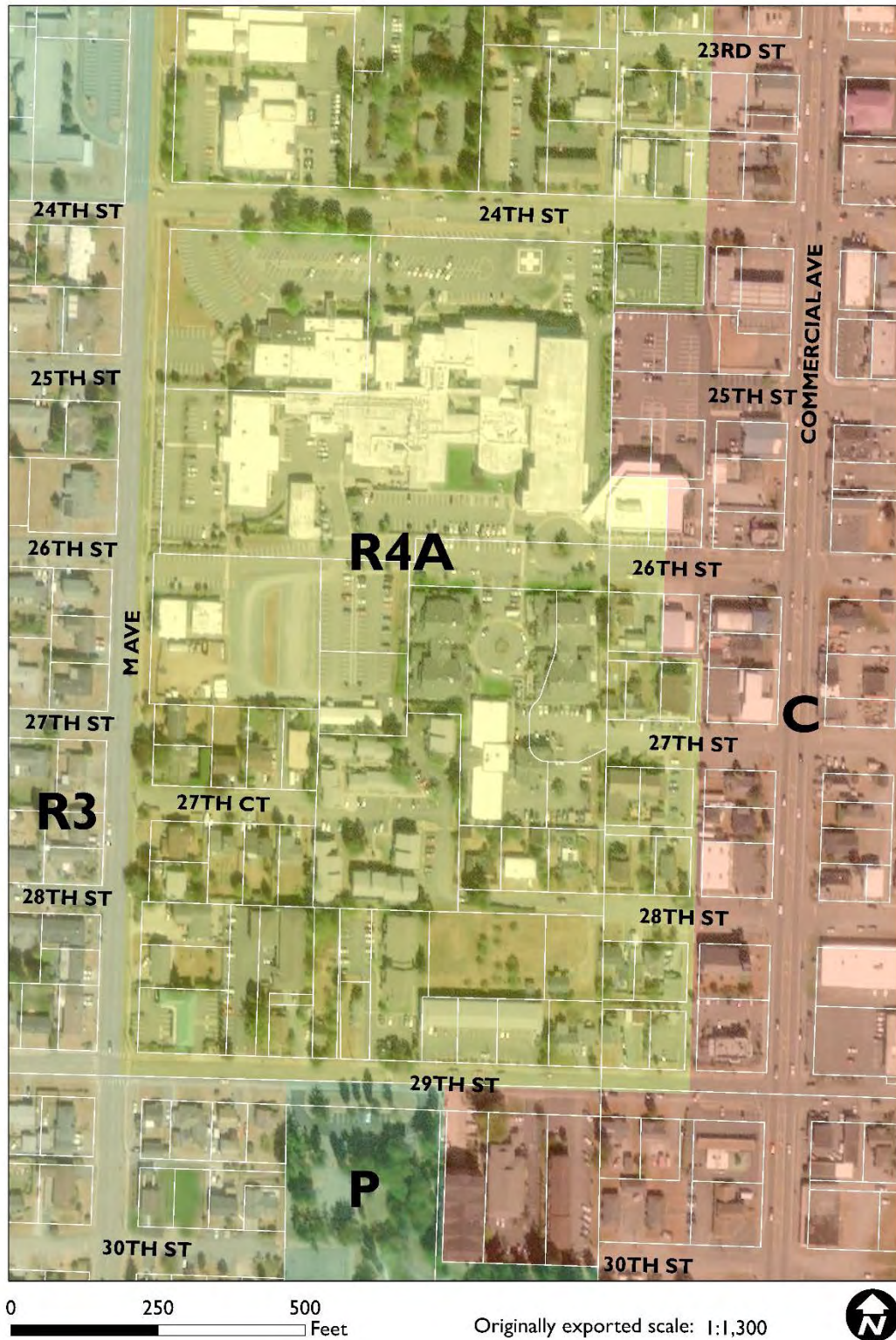
Suggestions that small medical clinics/offices be prohibited in residential zones and allowed in the CBD, C, and MMU zones, and that larger clinics be limited to the Medical Use Overlay. One suggestion to consider prohibiting medical clinics from fronting on Commercial Avenue.

Background Information

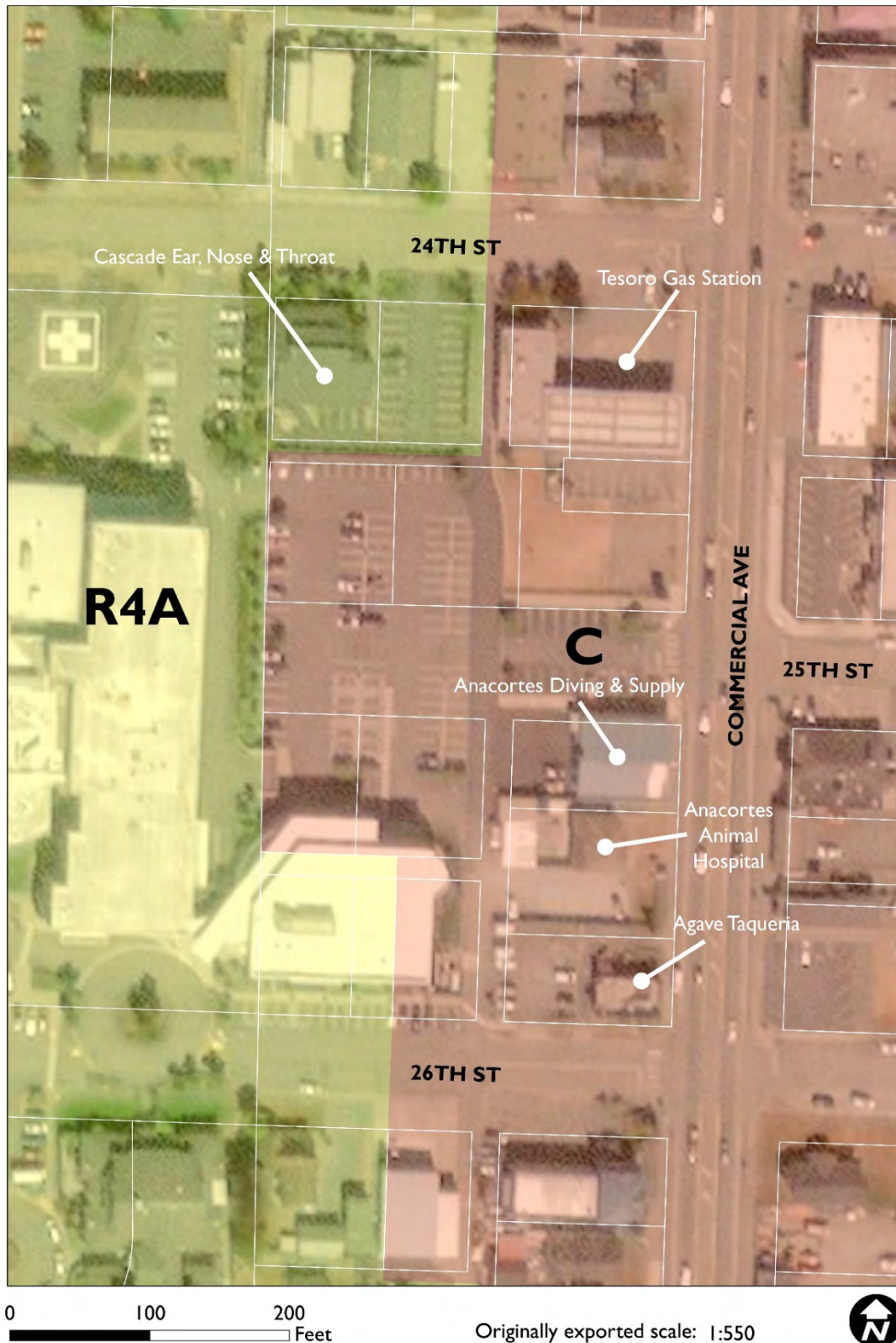
In March 2013 Island Hospital submitted a request to amend the Comprehensive Plan and development regulations to create a medical and dental overlay district. The proposed location for the overlay was generally as shown on the Future Land Use Map. Island Hospital subsequently withdrew their application and instead participated in the the 2016 Comprehensive Plan periodic update process, at which time the overlay parameters and general boundary were identified.

See the following pages for additional information.

The aerial/parcel map below shows existing conditions in the hospital area.



This map zooms in on the Commercial Avenue frontage near the hospital, identifying existing businesses.



The following Google Street Views capture current uses along Commercial Avenue near the hospital.
Gas station at the corner of 24th Street.



Parking lot entry at 25th Street.



Dive shop and animal hospital south of 25th Street.



Restaurant and hospital entrance at 26th Street.



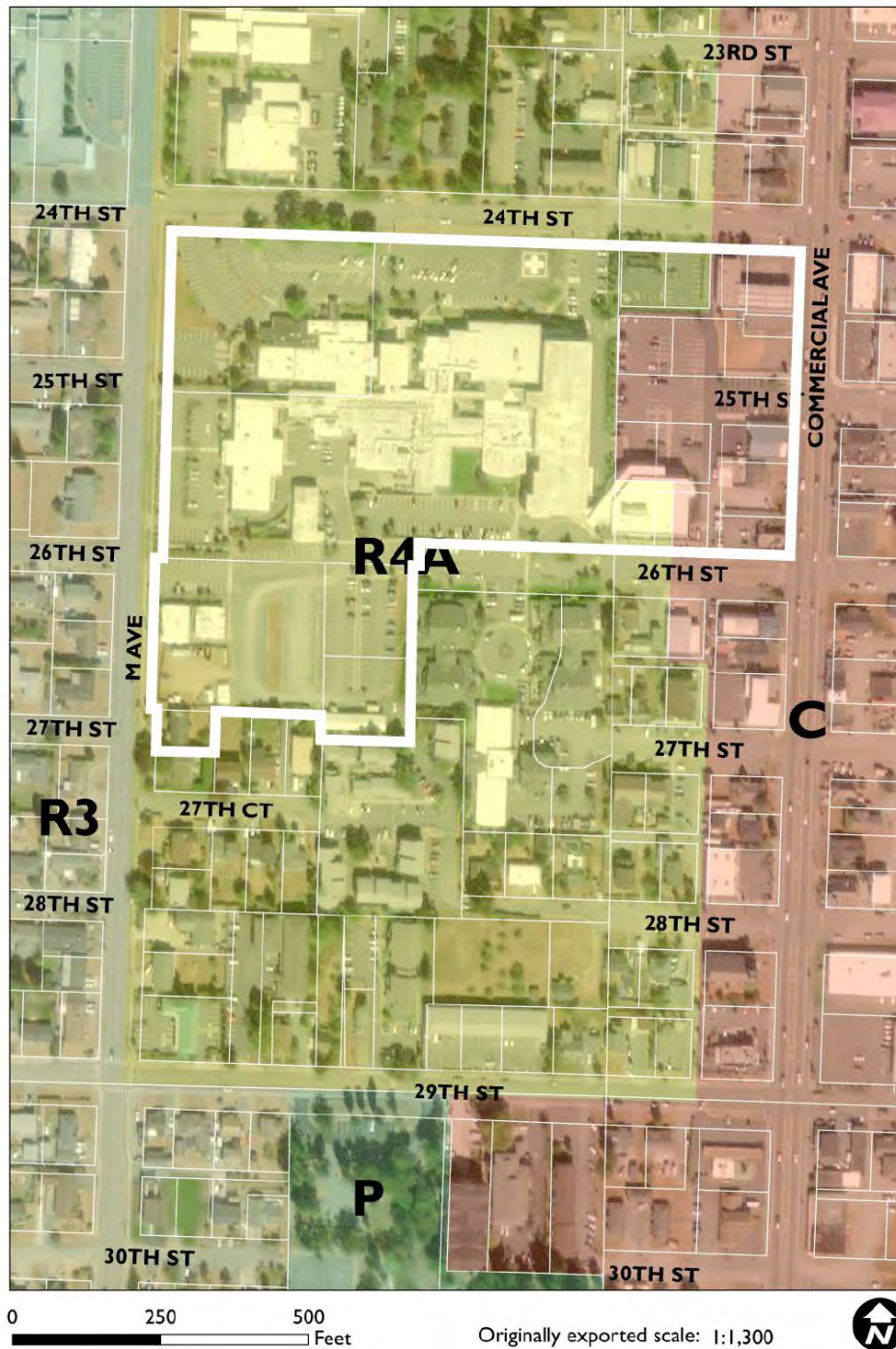
Considerations

The referenced Options 1-3 are shown on the following pages.

Consideration	Possible Benefits	Potential Drawbacks
BOUNDARIES		
Consideration 1a Eastern boundary is Commercial Avenue properties (Option 1a)	Option enhances and improves the visual presence and recognition of the Island Hospital campus from Commercial Avenue. It also allows for strategic expansion of the hospital's ambulatory zone	Existing non-medical retail and service businesses in the Commercial zone may be displaced if medical uses expand. Also, displacement of these businesses would reduce the city's applicable sales tax revenues.
Consideration 1b Eastern boundary excludes local businesses (Option 1b)	Option enhances and improves the visual presence and recognition of the Island Hospital campus from Commercial Avenue - but not to the extent as in 1a above. Adjustment may affect likelihood of acquisition of two key businesses.	Decreases flexibility for large site development of expanded medical uses and reduces the opportunity for enhanced hospital presence/visibility from Commercial Avenue
Consideration 1c Eastern boundary is ½ block from Commercial Avenue (Option 1c)	May encourage existing businesses (and their sales tax revenue) to remain.	Reduces opportunities for medical use expansion
Consideration 1d Same as 1a (Option 1) except extends the overlay to 29 th Street (Option 1d)	Same as 1a benefits and it reinforces the megablock as a hub for medical uses and group living residential	May encourage some infill development, though area is already built out with multifamily and single-family
Consideration 1e Southern boundary is somewhere north of 29 th Street (not mapped)	Same as 1a benefits and it reinforces the megablock as a hub for medical and group living residential.	Reduces opportunities for medical use expansion
HEIGHT/DESIGN		
Consideration 2 Allow 60 feet height limit in limited area designated in Hospital Master Plan, as noted in existing draft	Reduces scale of area allowed for taller building heights (integrating a buffer to areas outside of the hospital)	Taller buildings could have impacts to water views from some nearby residential properties

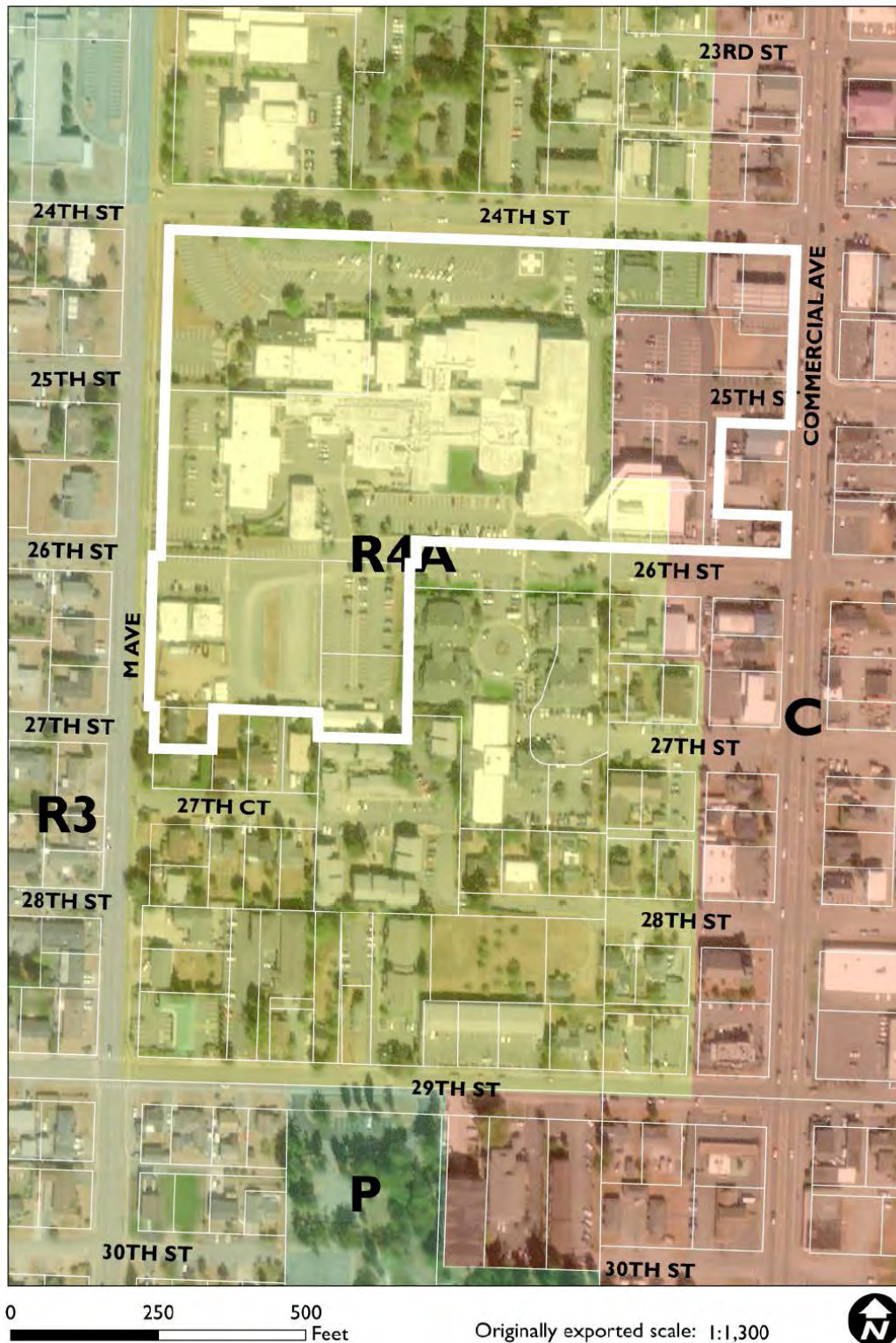
Option 1a

In this version, the overlay includes Commercial zone properties and fronts on Commercial Avenue. The southern border is limited to areas immediately near the existing hospital.



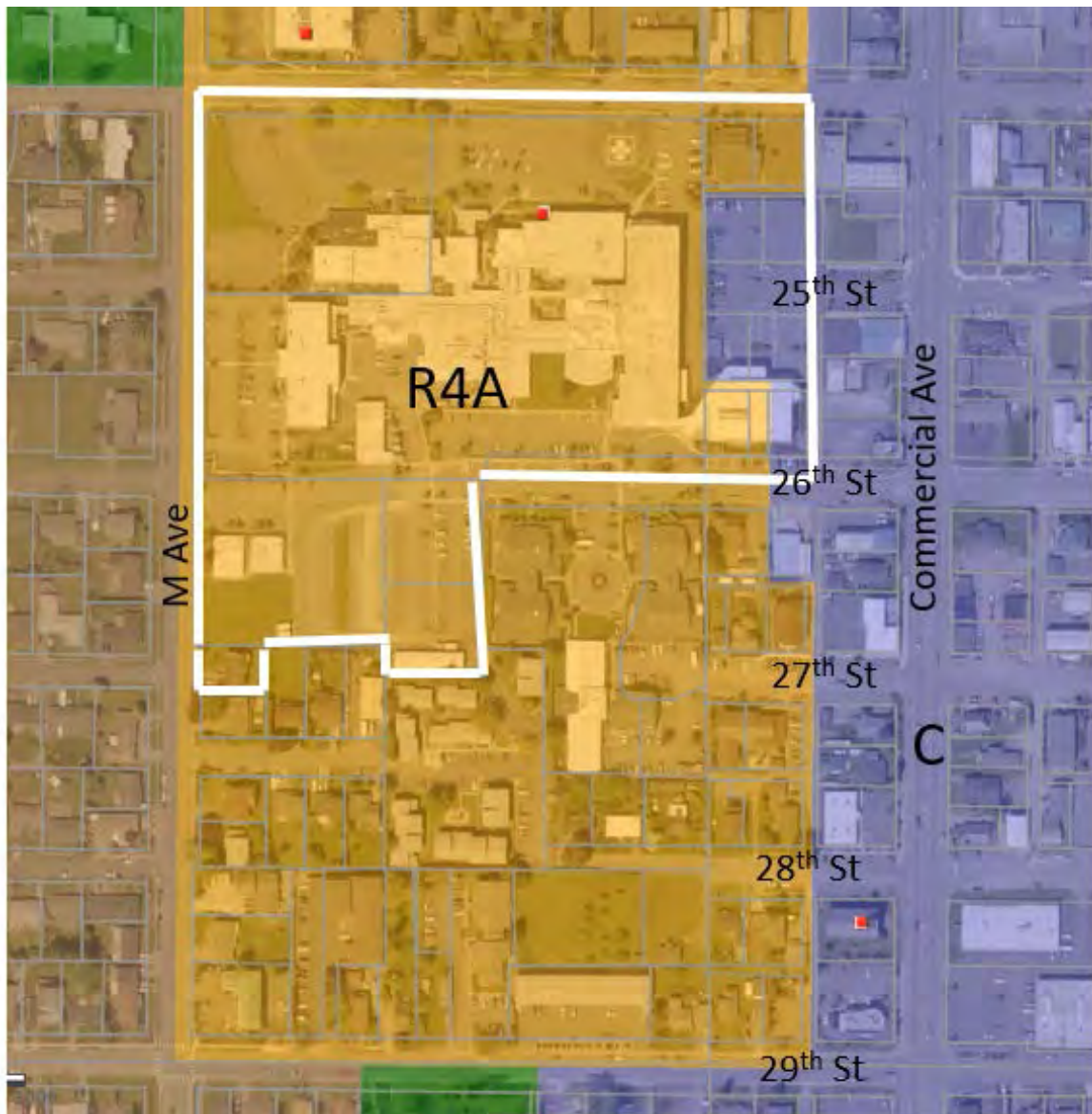
Option 1b

This version is similar to Option 1a except two properties containing local businesses on Commercial Avenue are excluded. The southern border is limited to areas immediately near the existing hospital.



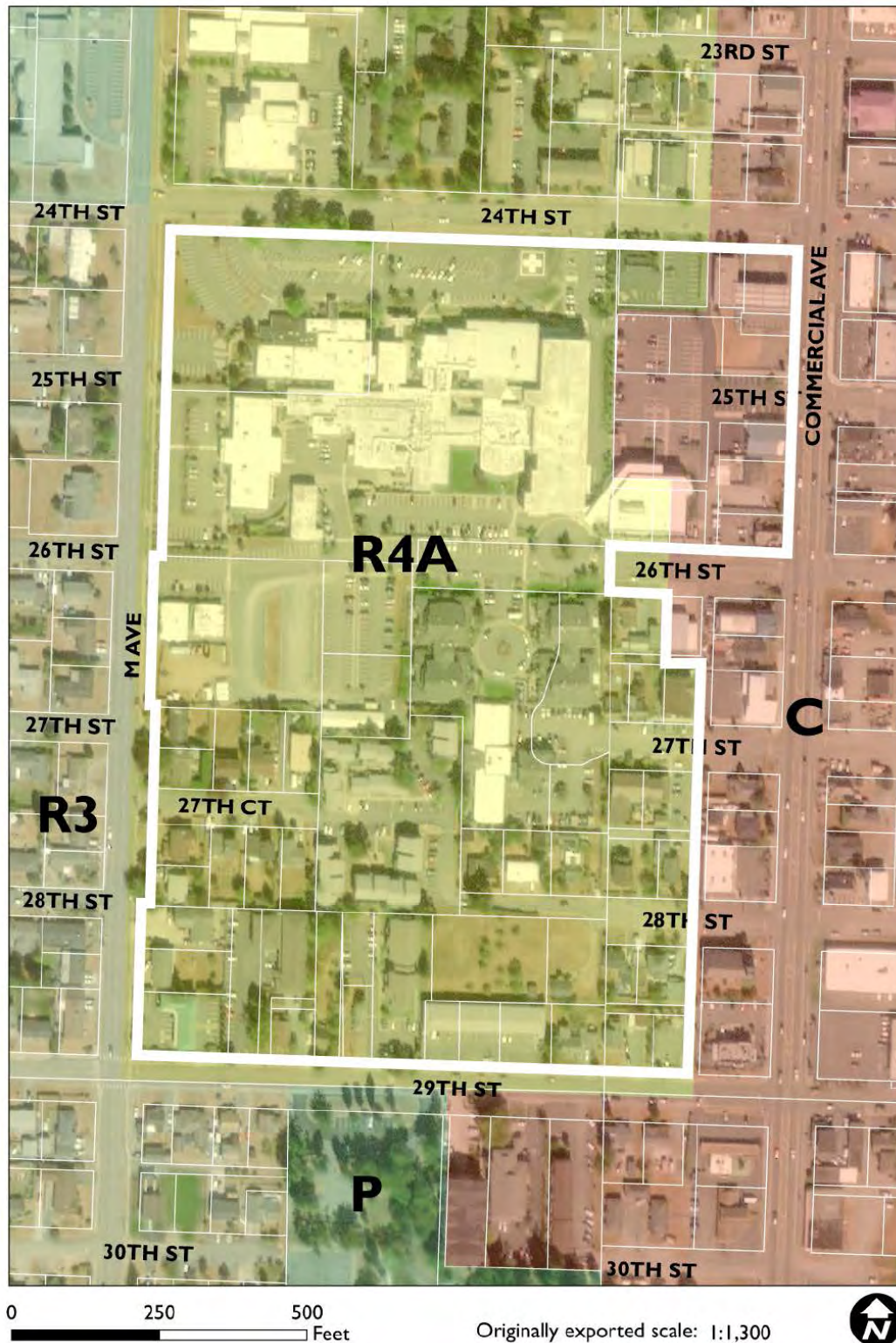
Option 1c

In this version, the overlay stops $\frac{1}{2}$ block west of Commercial Avenue north of 26th St.



Option 1d

In this version, the overlay includes most of the megablock extending south to 29th Street. It partially extends to Commercial Avenue on the north end and excludes the Commercial zone in the south.



Height Limit

Island Hospital has proposed a specific area for increased height to 60 feet, defined as buffers from certain property lines. This compares to a height limit of 40 feet in the underlying zone.

Skagit County Public Hospital District #2 Environmental Checklist



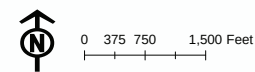
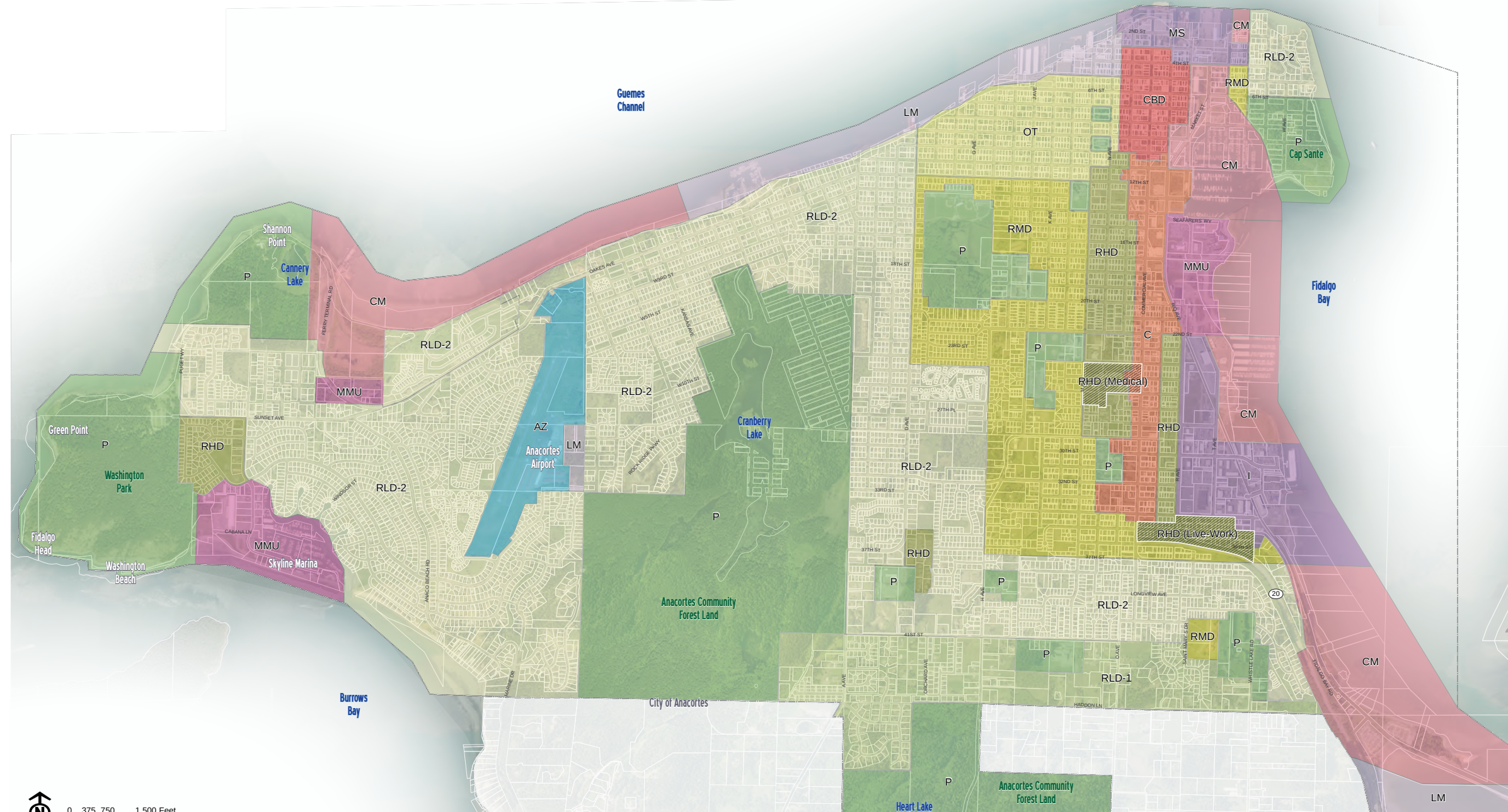
Source: Skagit County iMap, 2013.

Figure 2
Proposed Medical Use Overlay Site Parcels

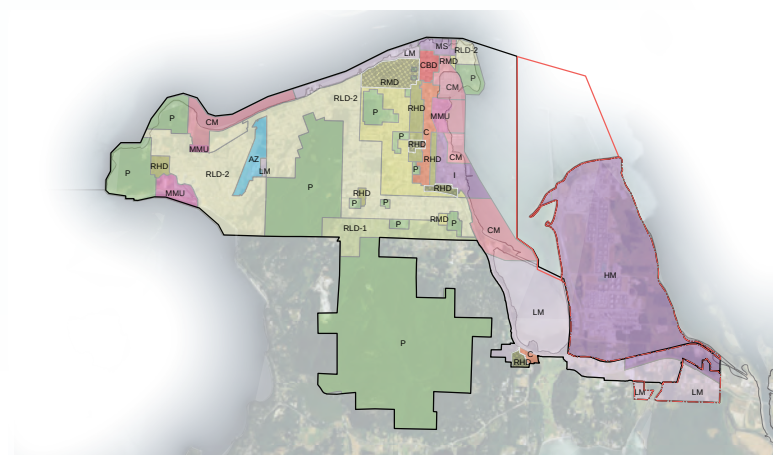
Future Land Use Map

Land Use Designation

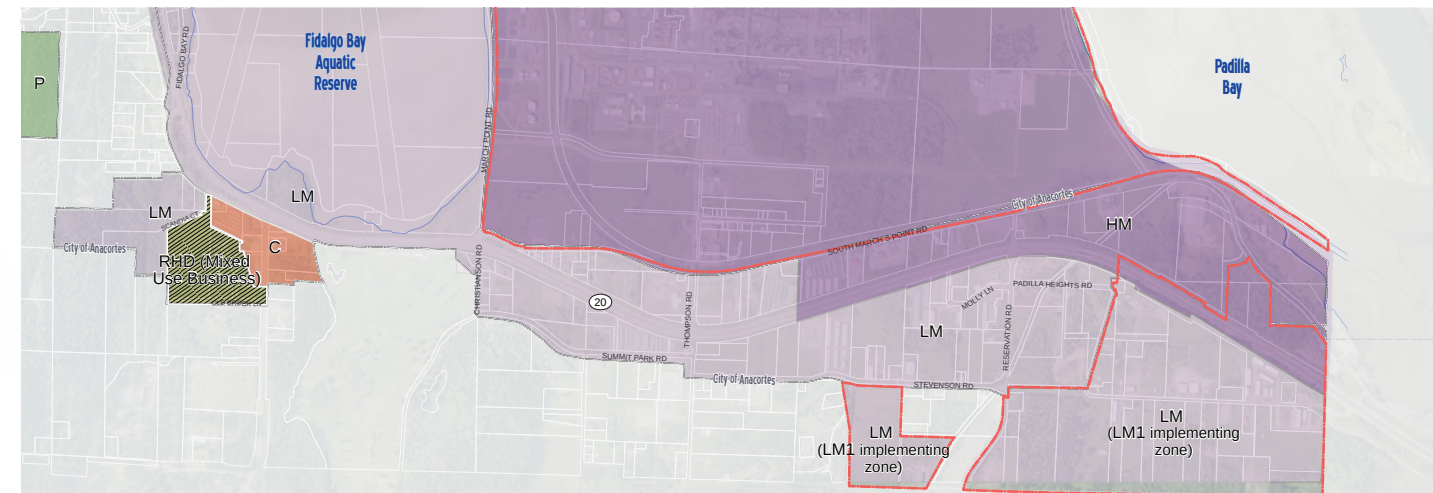
CBD	Central Business District
C	Commercial
CM	Commercial Marine
MMU	Marine Mixed Use
AZ	Airport Zone
HM	Heavy Manufacturing
I	Industrial
LM	Light Manufacturing
MS	Manufacturing/Shipping
P	Public Use
RHD	Residential High Density
RMD	Residential Medium Density
OT	Old Town
RLD-2	Residential Low Density 2
RLD-1	Residential Low Density 1
	Overlay Area
	City Limit
	UGA



City Limit
 UGA



MARCH POINT INSET



Proposed Land Use
Designations Changes
May 16, 2016

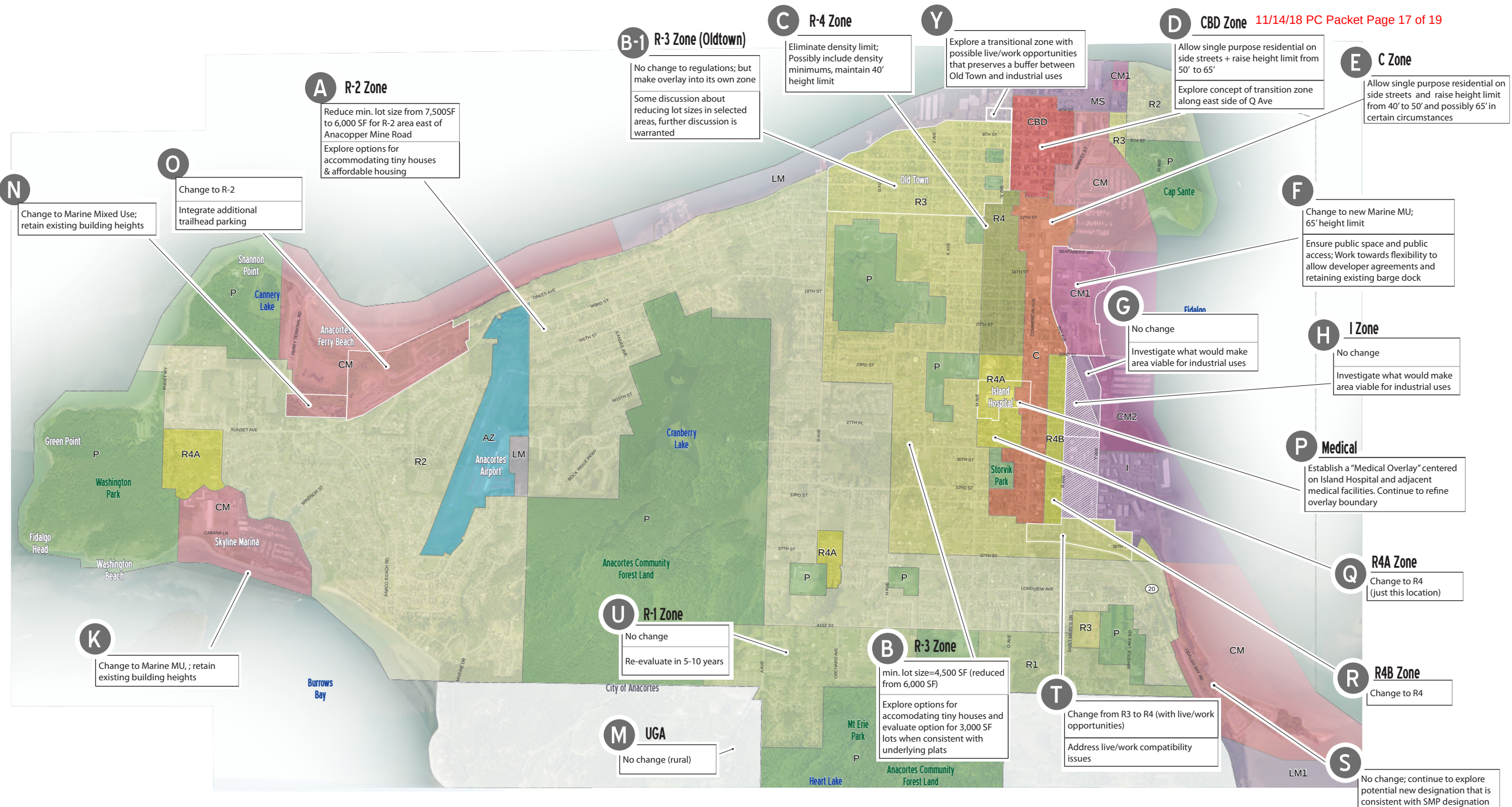
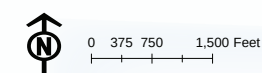
Existing Zoning & Land Use Designations

- CBD** Central Business District
- C** Commercial
- CM** Commercial Marine
- CM1** Commercial Marine (1)
- CM2** Commercial Marine (2)

- AZ** Airport Zone
- HM** Heavy Manufacturing
- I** Industrial
- LM** Light Manufacturing
- LM1** Light Manufacturing (1)
- MS** Manufacturing/Shipping

- P** Public Use
- R4** Residential High Density
- R4A** Residential High Density Two (A)
- R4B** Residential High Density Two (B)
- R3** Residential Medium Density
- R2** Residential Low Density
- R1** Residential Low Density

- City Limit
- UGA

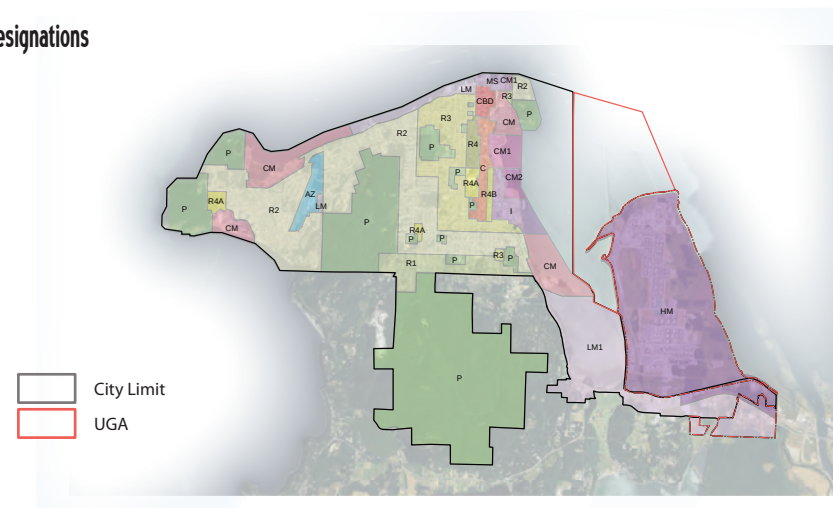


Proposals to Update
Comprehensive Plan Designations

Proposed actions

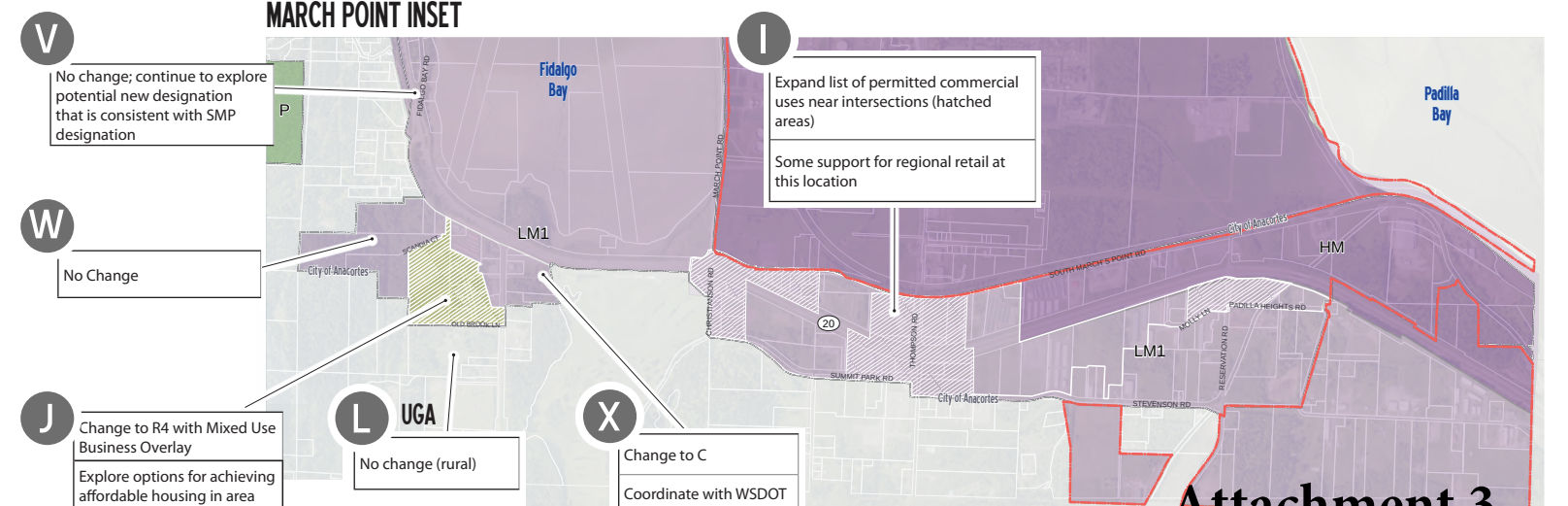
- City Council directive
- Additional directives and considerations

Proposal applies to the outlined area or zone



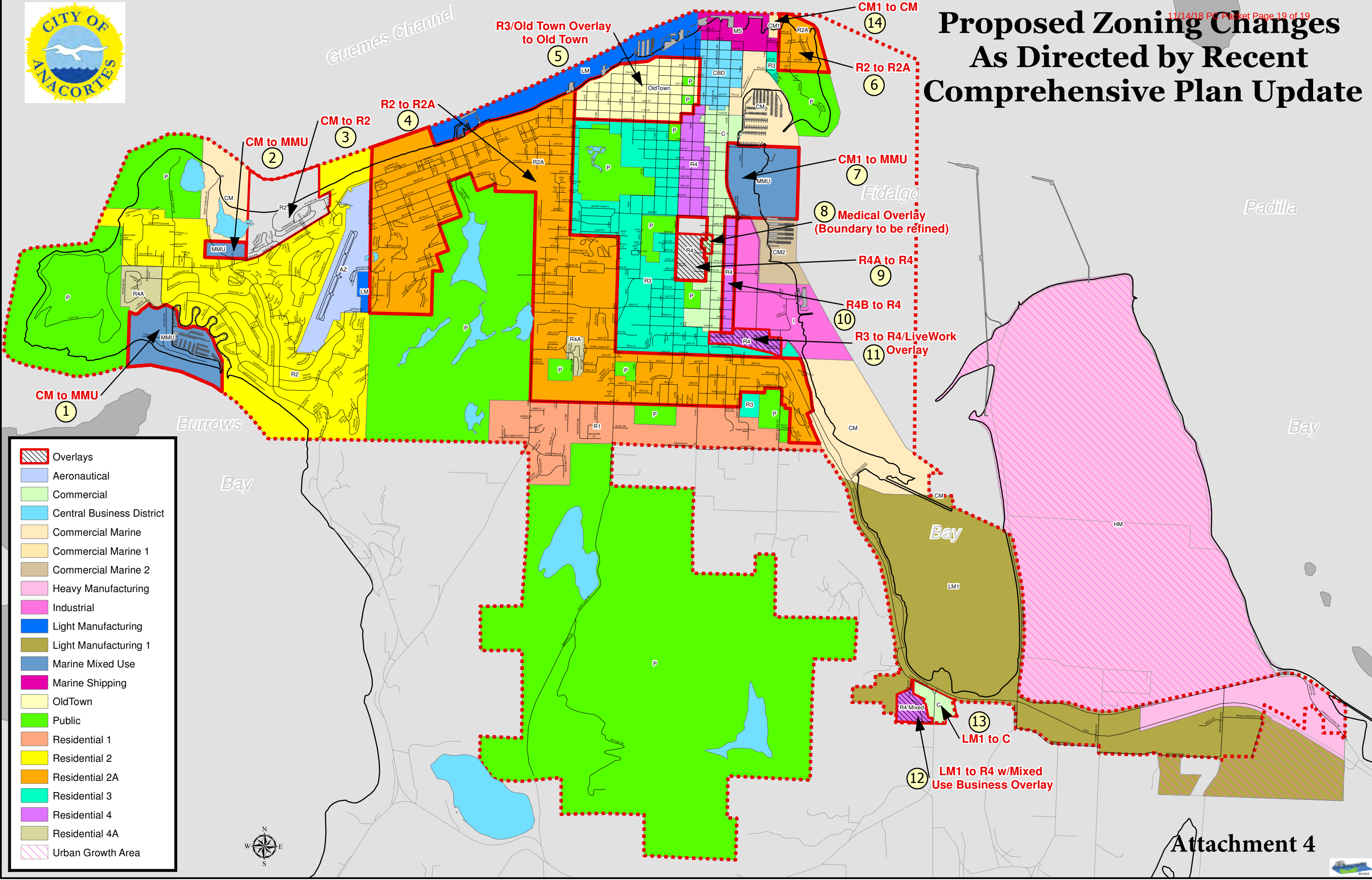
- City Limit
- UGA

MARCH POINT INSET





Proposed Zoning Changes As Directed by Recent Comprehensive Plan Update





Planning Commission Agenda Bill

Meeting Date: 11/14/2018 **Agenda Item:** [Click here to enter text.](#)

Subject: Development Regulations Update: Proposed Zoning Map amendments and continued review of Div. 4 Zoning & Land Use

Staff Contact: Don Measamer, Libby Grage

Approved for Submittal to PC by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director
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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

Attachments:

Staff report dated November 8, 2018



Planning, Community, & Economic Development Department

Don Measamer, Director

Date: November 8, 2018
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6	Cap Sante	R2 to R2A	FLUM land use designation is RLD2. Table LU-1 RLD-2 category includes special topics to explore: "Explore option for 6,000 sf lots where compatible with existing development." R2A is included as an implementing zoning designation.	Implements FLUM.
7	Central Fidalgo Bay	CM1 to MMU	FLUM land use designation is MMU.	Implements FLUM.
8	Hospital area	Add Medical Overlay (MED-O)	FLUM land use designation is Residential High Density (RHD) with Medical Overlay (MED-O). Table LU-2. Medical Overlay special topics to explore: Refine overlay boundary, use provisions, and height provisions.	See Attachment 1.
9	R4A hospital area	R4A to R4	FLUM land use designation is RHD.	Implements FLUM.
10	R4B zone	R4B to R4	FLUM land use designation is RHD; R4B is eliminated as an implementing zone.	Implements FLUM.
11	Beale's Maple Grove Addition area	R3 to R4 with Live-Work Overlay	FLUM land use designation is RHD with Live-Work Overlay.	Implements FLUM.
12	Sharpe's Corner business park	LM1 to R4 with Mixed Use Business Overlay	FLUM land use designation is RHD with Mixed Use Business Overlay (MUB-O).	Implements FLUM.
13	SR20/SR20 Spur intersection	LM1 to C	FLUM land use designation is Commercial (C).	Implements FLUM.

Map #	Area Description	Rezone Action	Key Comprehensive Plan Direction & Policies	Comments
14	Former Wyman Marina	CM1 to CM	FLUM land use designation is Commercial Marine (CM).	This site would be the only remaining CM1 zoned area in the City if not rezoned to CM. Half of the area has been converted to an aquatic mitigation site, and the remaining area includes a restaurant building and drop-frame barge-loading facility/ramp.

Attachment 1: Medical Use Overlay

Current Provisions

AMC Title 17: Current building height limit in the R4A zone is 35 feet (R4 zone is 40 feet). The R4A zone takes permitted uses from the R4 zone.

Permitted uses include single-family dwellings, multifamily dwellings, boarding and rooming houses, clinics, beauty salons, hospitals, mortuaries, schools, public facilities, parks, and bed-and-breakfast establishments.

Pharmacies may be accessory to a hospital or clinic when internal and not accessible from the street.

Conditional uses include churches, nurseries, gardens, neighborhood grocery stores, and group living residences.

Comprehensive Plan: The Future Land Use Map (Figure LU-1) includes boundaries for the proposed overlay (see below) along with underlying RHD (Residential High Density) and C (Commercial) land use designations.

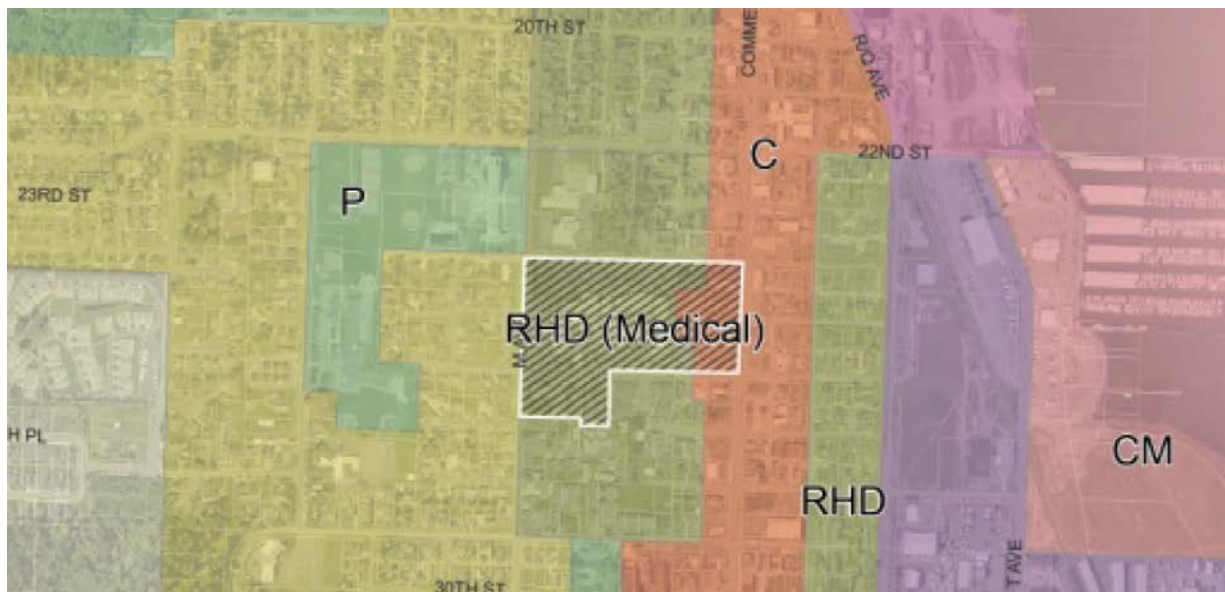


Table LU-2 calls for a Medical Use Overlay. The purpose is to provide for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses.

In the overlay hospitals and medical clinics are to be allowed outright in addition to permitted uses in the underlying zone. Uses are subject to height, density and other development standards in the underlying zone, unless modified by the overlay standards.

Special topics to explore in the development of detailed overlay provisions include: Refine overlay boundary, use provisions, and height provisions.

Relevant policies:

Policy ED-2.14. Encourage commercial businesses that provide professional, financial and medical services to residents and visitors.

Policy ED-5.4. Support expansion of local medical care facilities as sources of jobs and income, as well as support services to the community.

Issue: Refinement is required for the Medical Use Overlay boundaries, where greater height is allowed, and allowed uses.

Draft Proposal

Underlying R4 Zoning

The underlying R4A zone is proposed to change to R4. Density limits are proposed to be removed and the height limit would remain 40 feet. All housing types except live-work are allowed. Most group living uses are changed to allowed by-right, except nursing homes remain conditional. Medical uses are conditional and hospitals are not allowed.

Overlay Districts Established - AMC 19.40.60.B

Medical Overlay (MED-O). This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses.

Medical Overlay Uses - AMC 19.41.090(A)

Supplemental permitted uses include:

- a. Medical uses per AMC 19.44.030 [Note: Hospitals and clinics become allowed by-right]*
- b. Group living uses per AMC 19.43.020 [Note: Nursing homes become allowed by-right]*

Medical Overlay Height Limit - AMC 19.42.130(D)(5)

60 feet [Note: Likely only within a subsection of the overlay]

Public Feedback

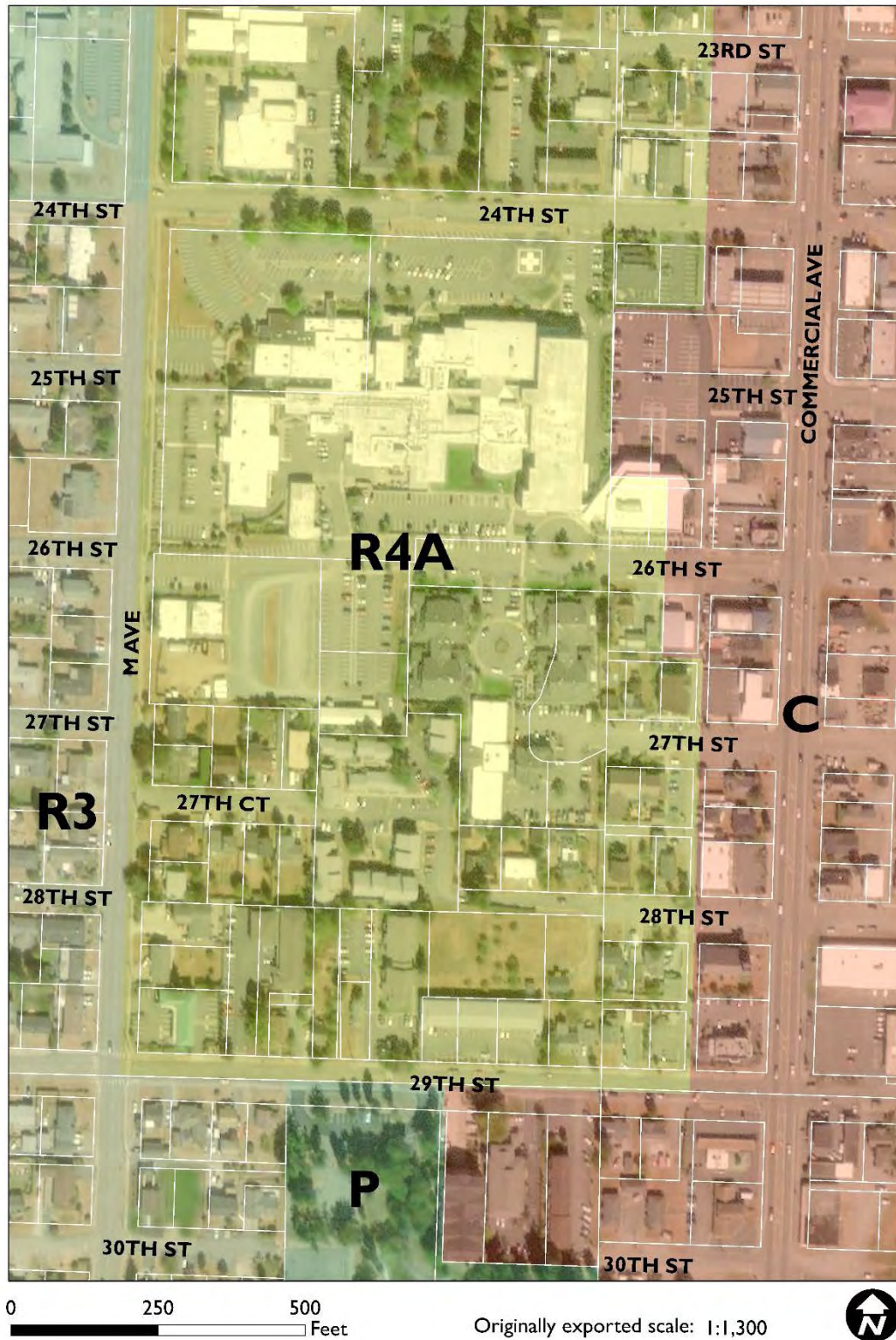
Suggestions that small medical clinics/offices be prohibited in residential zones and allowed in the CBD, C, and MMU zones, and that larger clinics be limited to the Medical Use Overlay. One suggestion to consider prohibiting medical clinics from fronting on Commercial Avenue.

Background Information

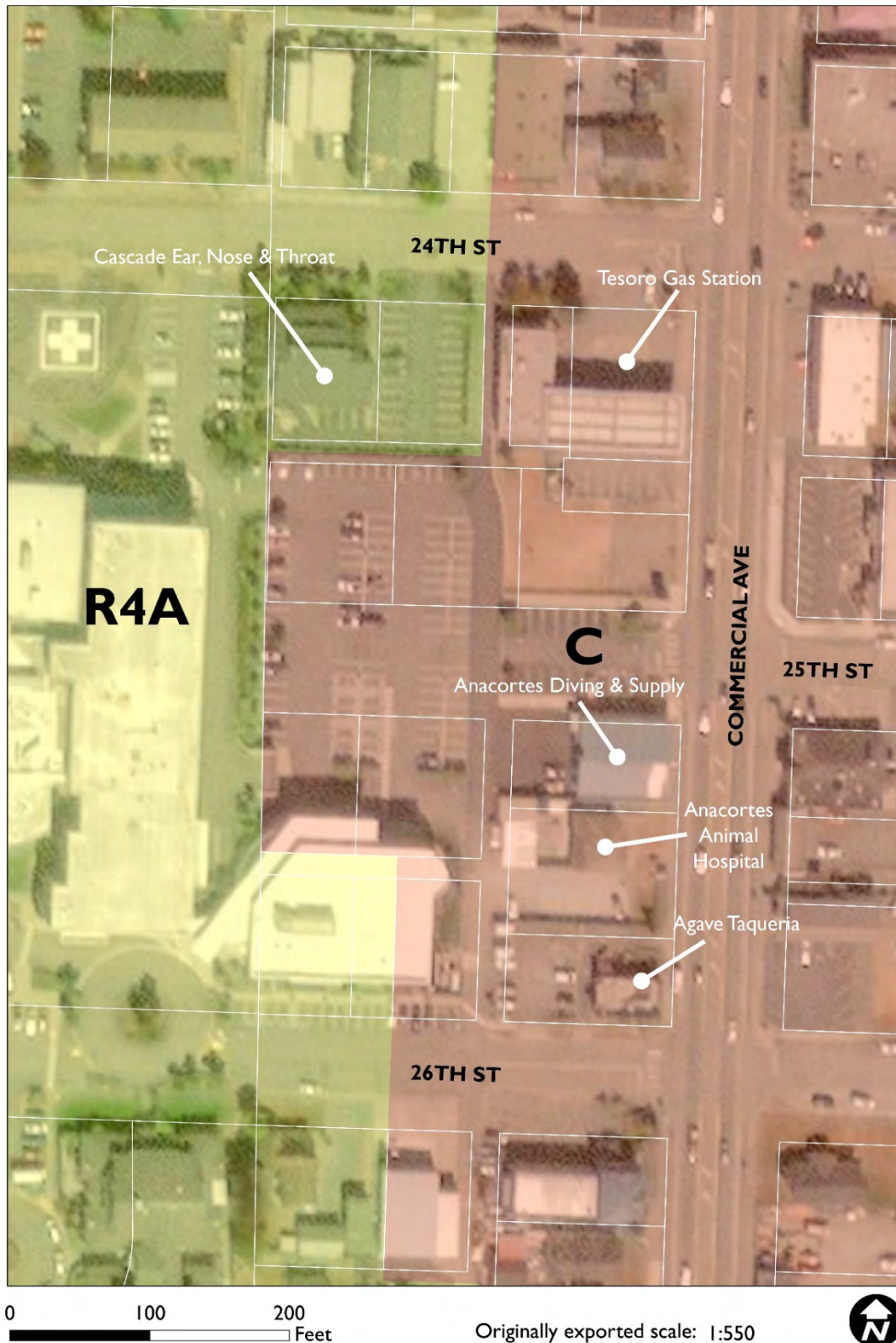
In March 2013 Island Hospital submitted a request to amend the Comprehensive Plan and development regulations to create a medical and dental overlay district. The proposed location for the overlay was generally as shown on the Future Land Use Map. Island Hospital subsequently withdrew their application and instead participated in the the 2016 Comprehensive Plan periodic update process, at which time the overlay parameters and general boundary were identified.

See the following pages for additional information.

The aerial/parcel map below shows existing conditions in the hospital area.



This map zooms in on the Commercial Avenue frontage near the hospital, identifying existing businesses.



The following Google Street Views capture current uses along Commercial Avenue near the hospital.
Gas station at the corner of 24th Street.



Parking lot entry at 25th Street.



Dive shop and animal hospital south of 25th Street.



Restaurant and hospital entrance at 26th Street.



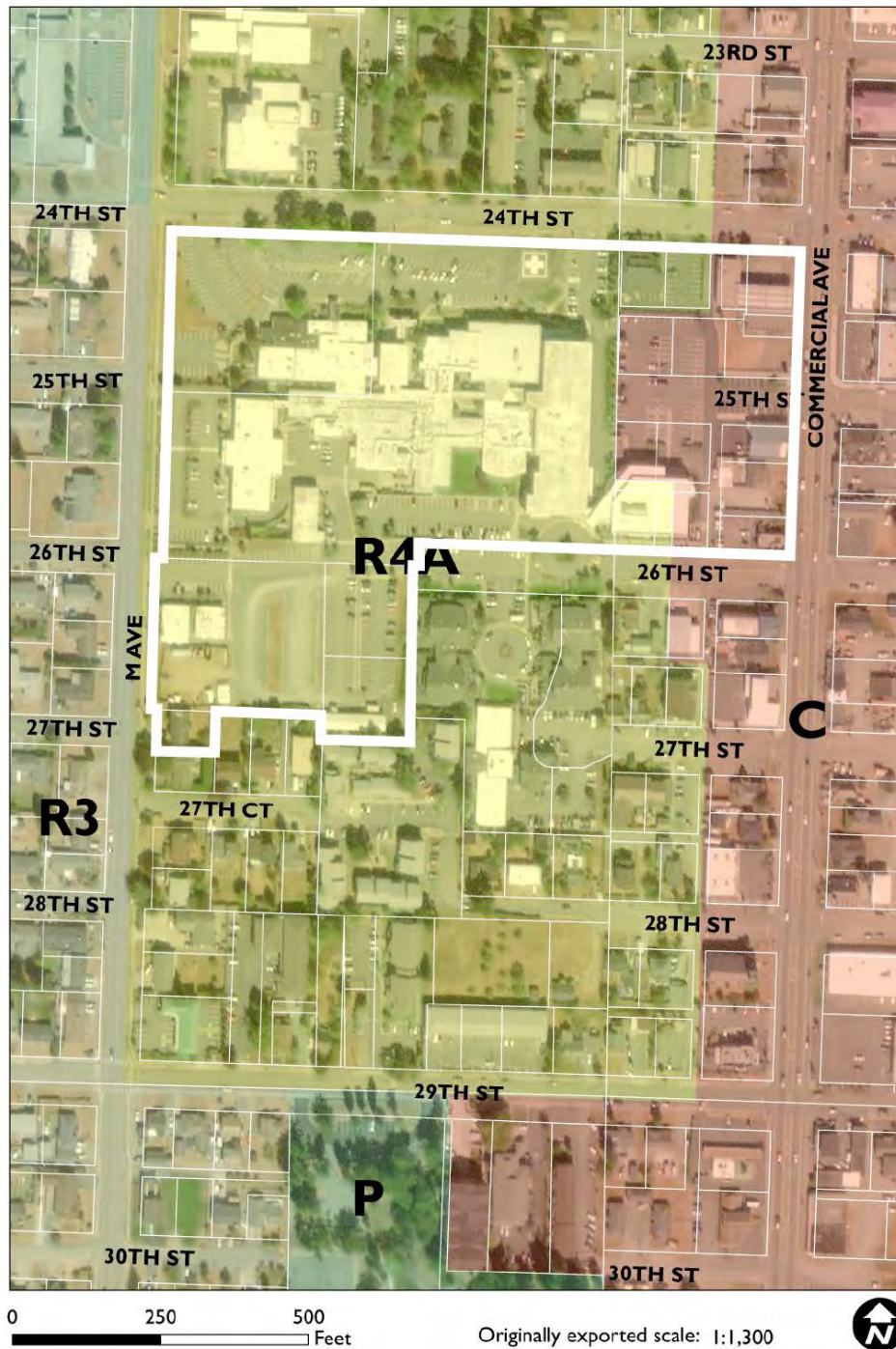
Considerations

The referenced Options 1-3 are shown on the following pages.

Consideration	Possible Benefits	Potential Drawbacks
BOUNDARIES		
Consideration 1a Eastern boundary is Commercial Avenue properties (Option 1a)	Option enhances and improves the visual presence and recognition of the Island Hospital campus from Commercial Avenue. It also allows for strategic expansion of the hospital's ambulatory zone	Existing non-medical retail and service businesses in the Commercial zone may be displaced if medical uses expand. Also, displacement of these businesses would reduce the city's applicable sales tax revenues.
Consideration 1b Eastern boundary excludes local businesses (Option 1b)	Option enhances and improves the visual presence and recognition of the Island Hospital campus from Commercial Avenue - but not to the extent as in 1a above. Adjustment may affect likelihood of acquisition of two key businesses.	Decreases flexibility for large site development of expanded medical uses and reduces the opportunity for enhanced hospital presence/visibility from Commercial Avenue
Consideration 1c Eastern boundary is ½ block from Commercial Avenue (Option 1c)	May encourage existing businesses (and their sales tax revenue) to remain.	Reduces opportunities for medical use expansion
Consideration 1d Same as 1a (Option 1) except extends the overlay to 29 th Street (Option 1d)	Same as 1a benefits and it reinforces the megablock as a hub for medical uses and group living residential	May encourage some infill development, though area is already built out with multifamily and single-family
Consideration 1e Southern boundary is somewhere north of 29 th Street (not mapped)	Same as 1a benefits and it reinforces the megablock as a hub for medical and group living residential.	Reduces opportunities for medical use expansion
HEIGHT/DESIGN		
Consideration 2 Allow 60 feet height limit in limited area designated in Hospital Master Plan, as noted in existing draft	Reduces scale of area allowed for taller building heights (integrating a buffer to areas outside of the hospital)	Taller buildings could have impacts to water views from some nearby residential properties

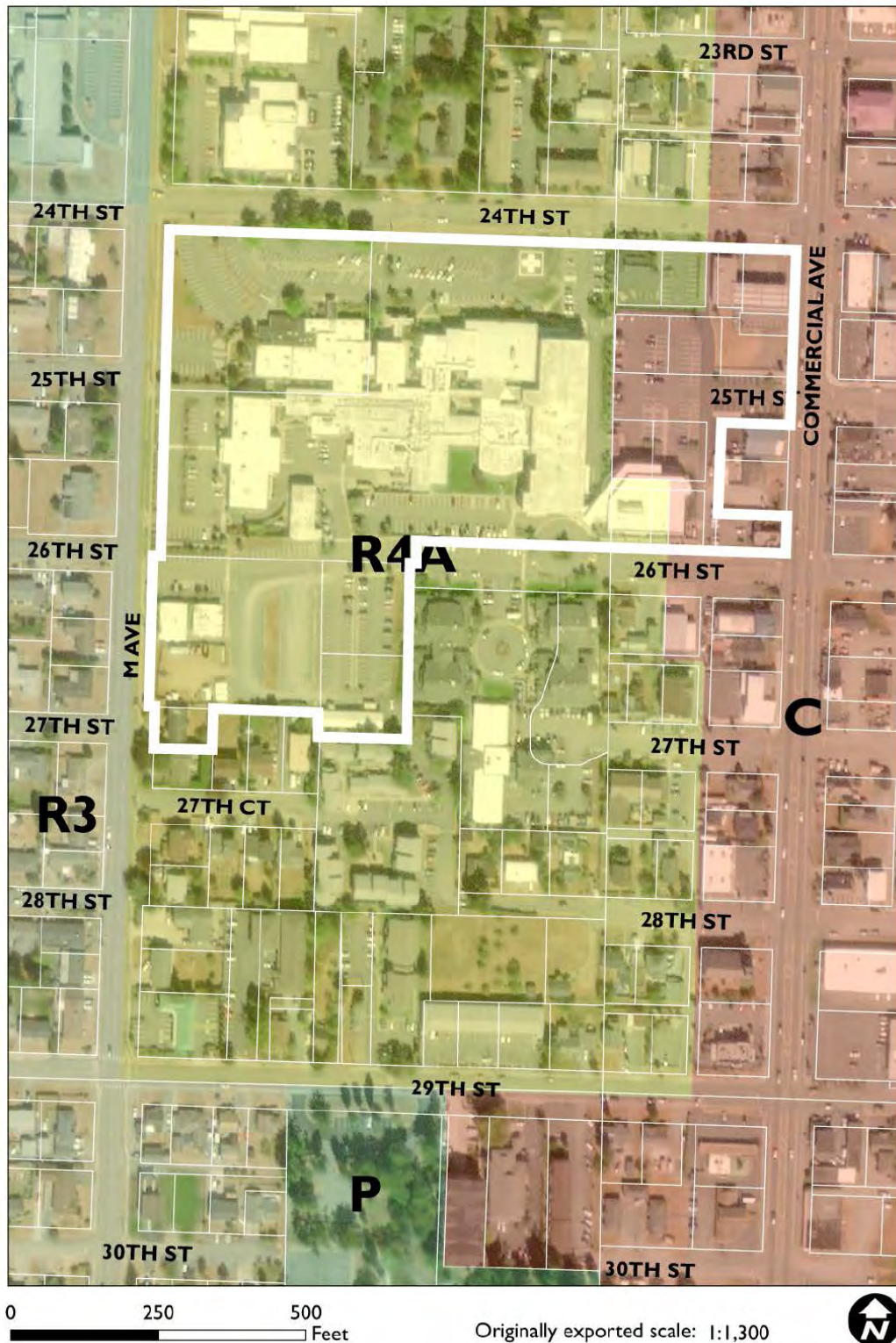
Option 1a

In this version, the overlay includes Commercial zone properties and fronts on Commercial Avenue. The southern border is limited to areas immediately near the existing hospital.



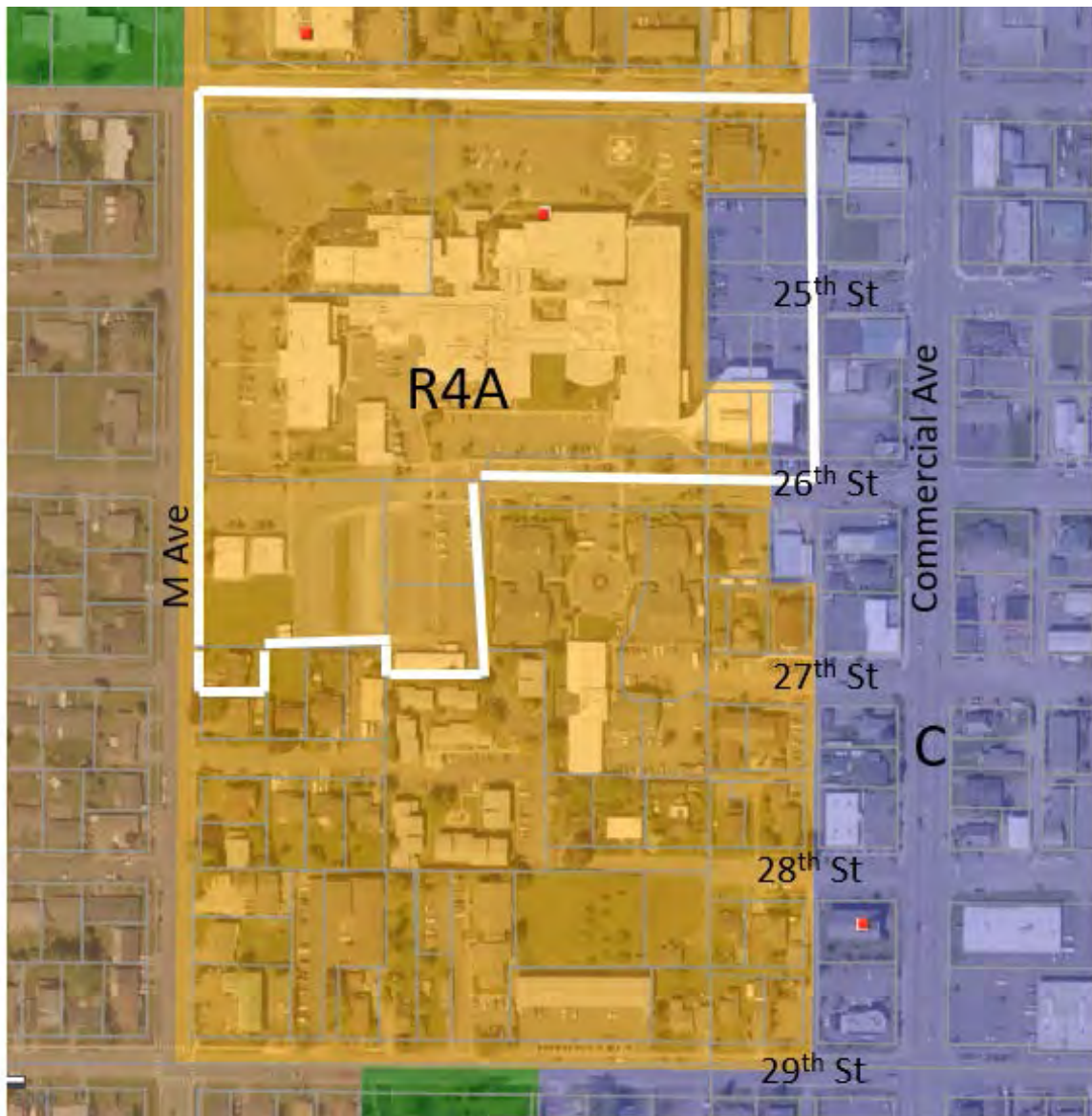
Option 1b

This version is similar to Option 1a except two properties containing local businesses on Commercial Avenue are excluded. The southern border is limited to areas immediately near the existing hospital.



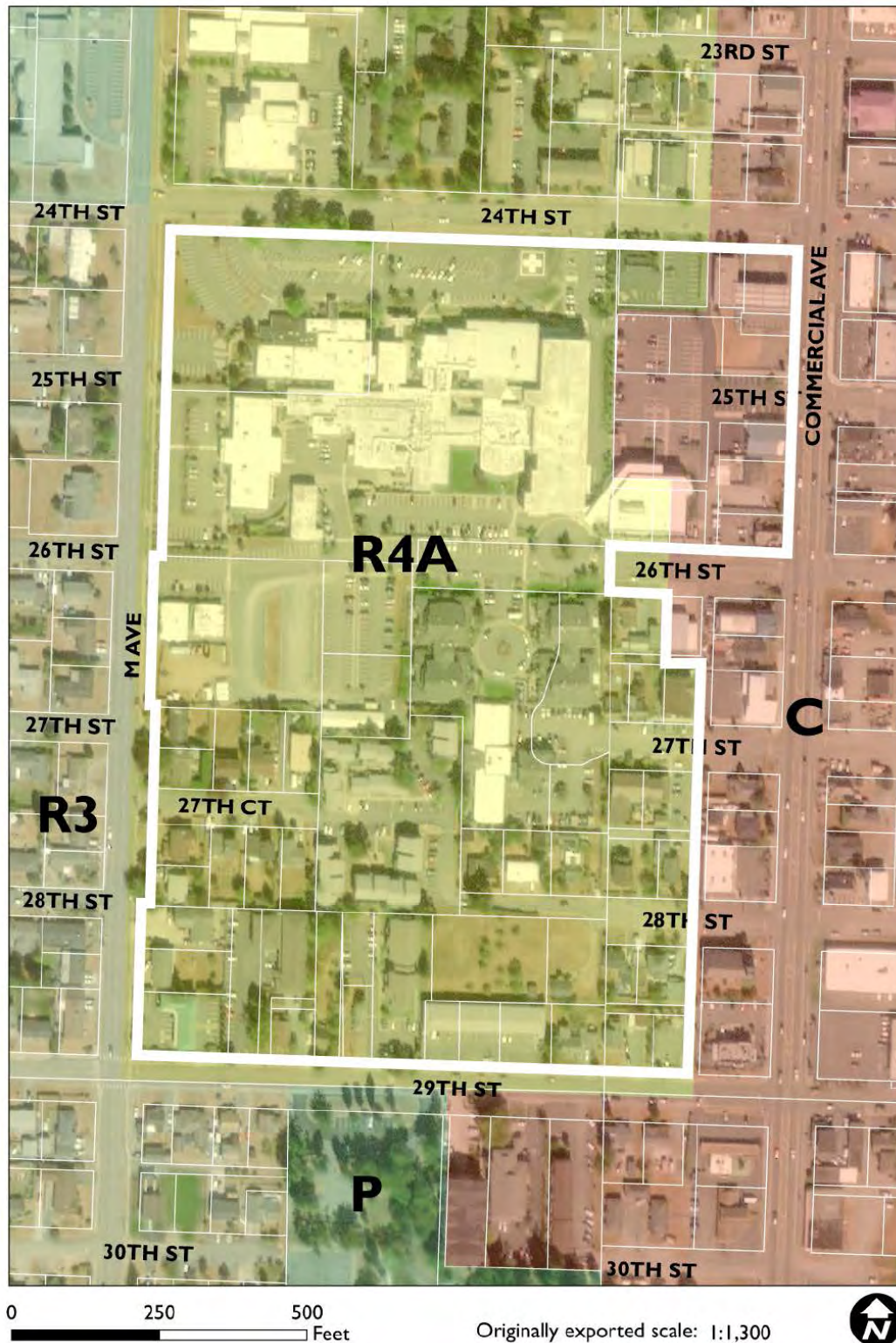
In this version, the overlay stops ½ block west of Commercial Avenue north of 26th St.

In this version, the overlay stops ½ block west of Commercial Avenue north of 26th St.



Option 1d

In this version, the overlay includes most of the megablock extending south to 29th Street. It partially extends to Commercial Avenue on the north end and excludes the Commercial zone in the south.



Height Limit

Island Hospital has proposed a specific area for increased height to 60 feet, defined as buffers from certain property lines. This compares to a height limit of 40 feet in the underlying zone.

Skagit County Public Hospital District #2 Environmental Checklist



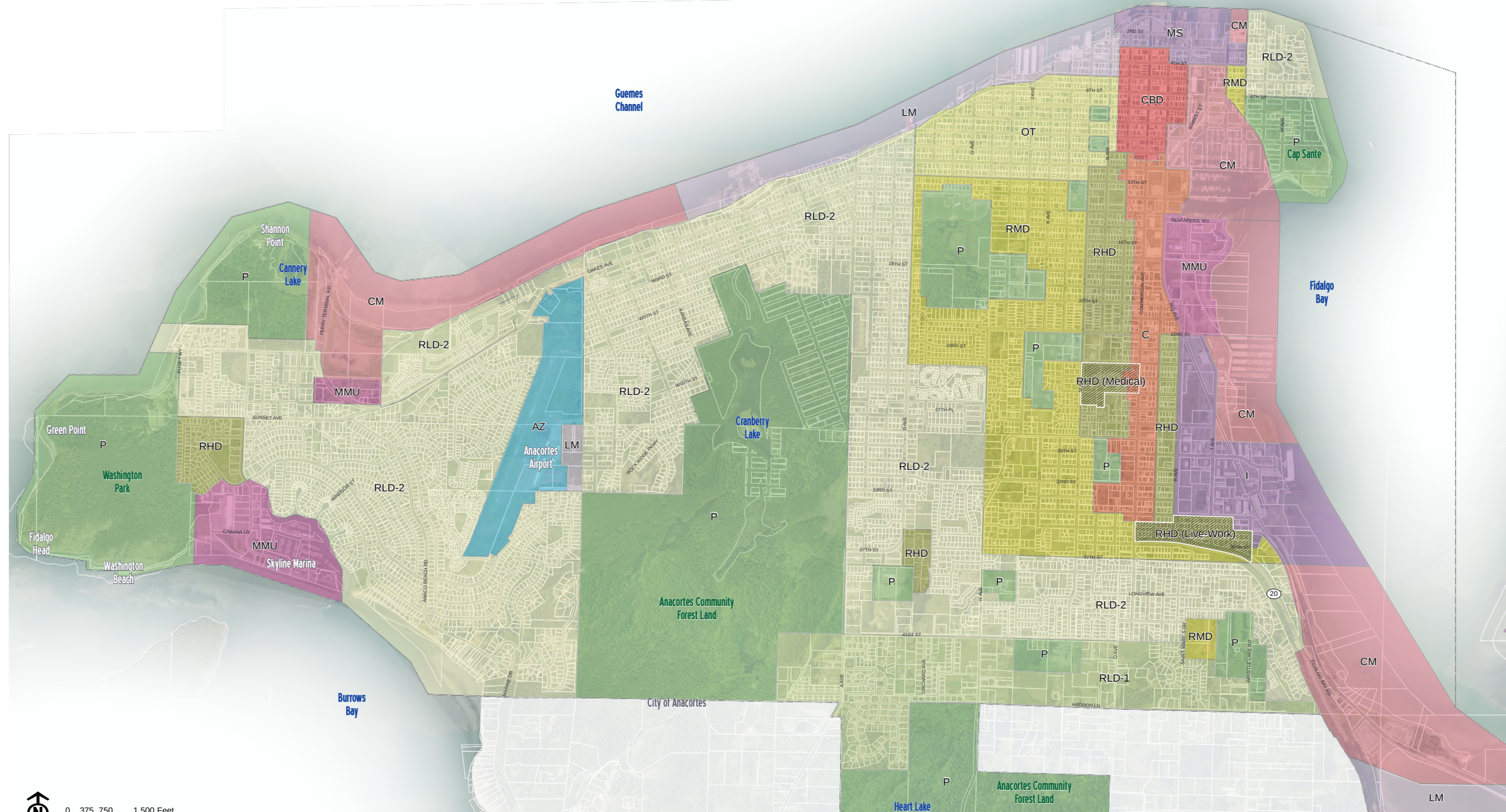
Source: Skagit County iMap, 2013.

Figure 2
Proposed Medical Use Overlay Site Parcels

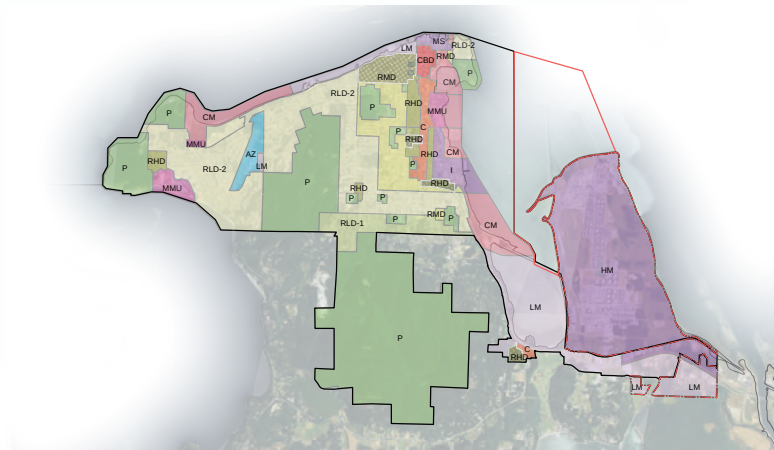
Future Land Use Map

Land Use Designation

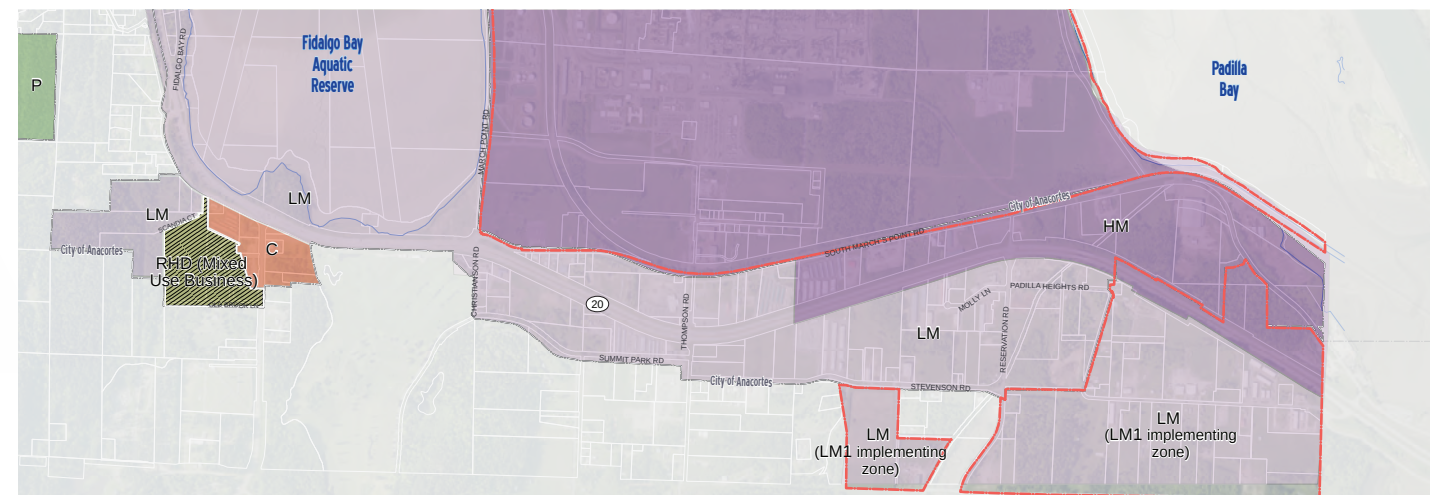
CBD	Central Business District
C	Commercial
CM	Commercial Marine
MMU	Marine Mixed Use
AZ	Airport Zone
HM	Heavy Manufacturing
I	Industrial
LM	Light Manufacturing
MS	Manufacturing/Shipping
P	Public Use
RHD	Residential High Density
RMD	Residential Medium Density
OT	Old Town
RLD-2	Residential Low Density 2
RLD-1	Residential Low Density 1
Overlay Area	Overlay Area
City Limit	City Limit
UGA	UGA



City Limit
UGA



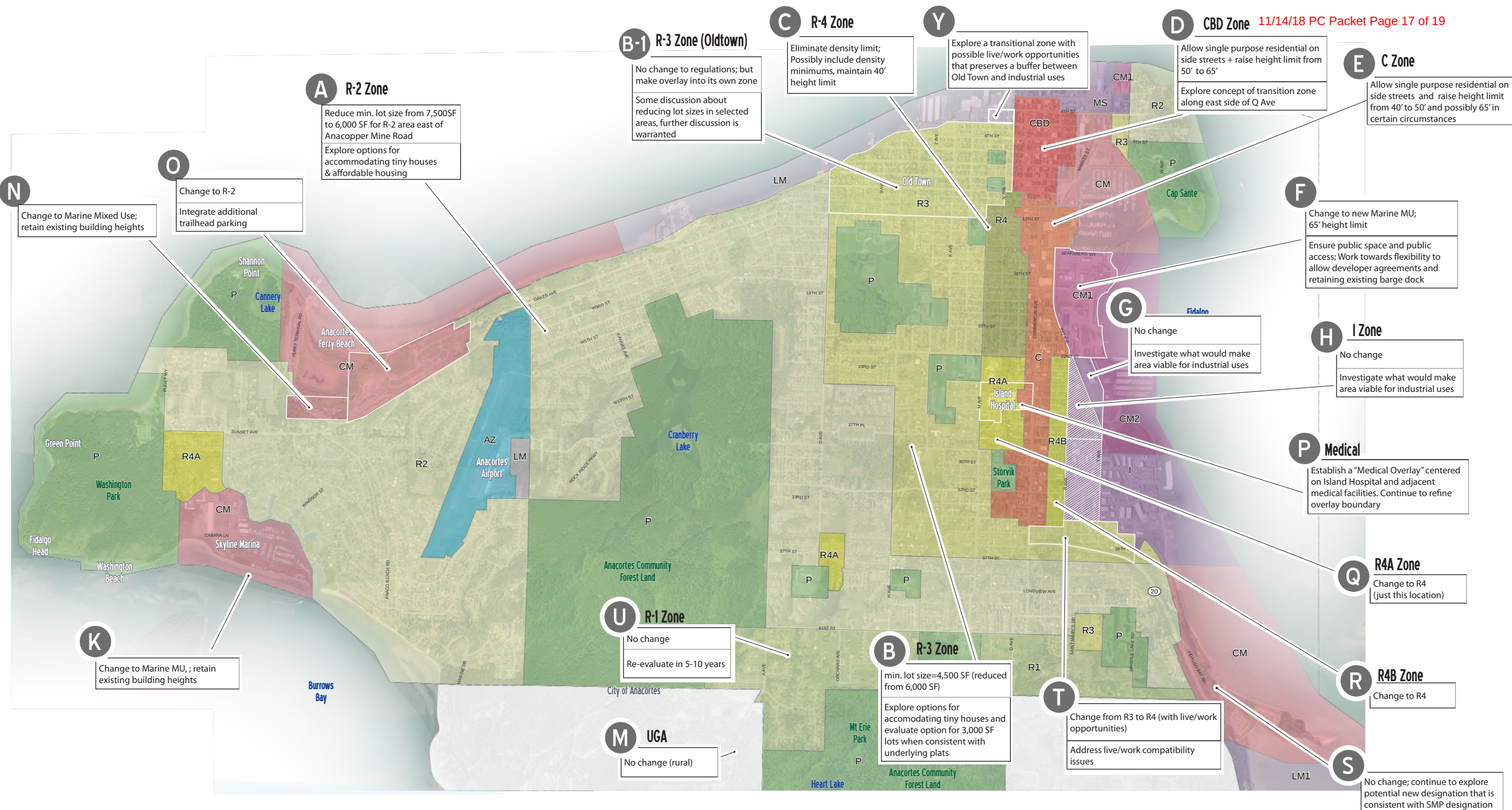
MARCH POINT INSET



Existing Zoning & Land Use Designations

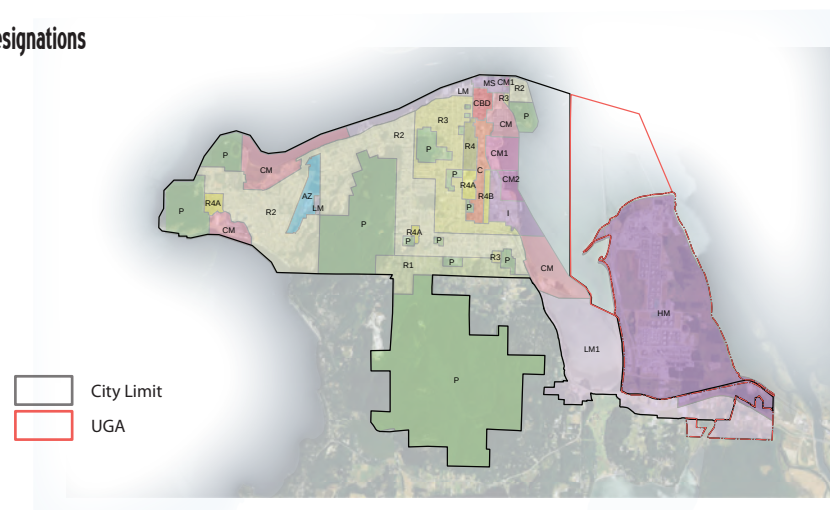
- | | |
|------------|----------------------------------|
| P | Public Use |
| R4 | Residential High Density |
| R4A | Residential High Density Two (A) |
| R4B | Residential High Density Two (B) |
| R3 | Residential Medium Density |
| R2 | Residential Low Density |
| R1 | Residential Low Density |

- 0 375 750 1,500 Feet



Proposed actions

- Proposal applies
to the outlined
area or zone**

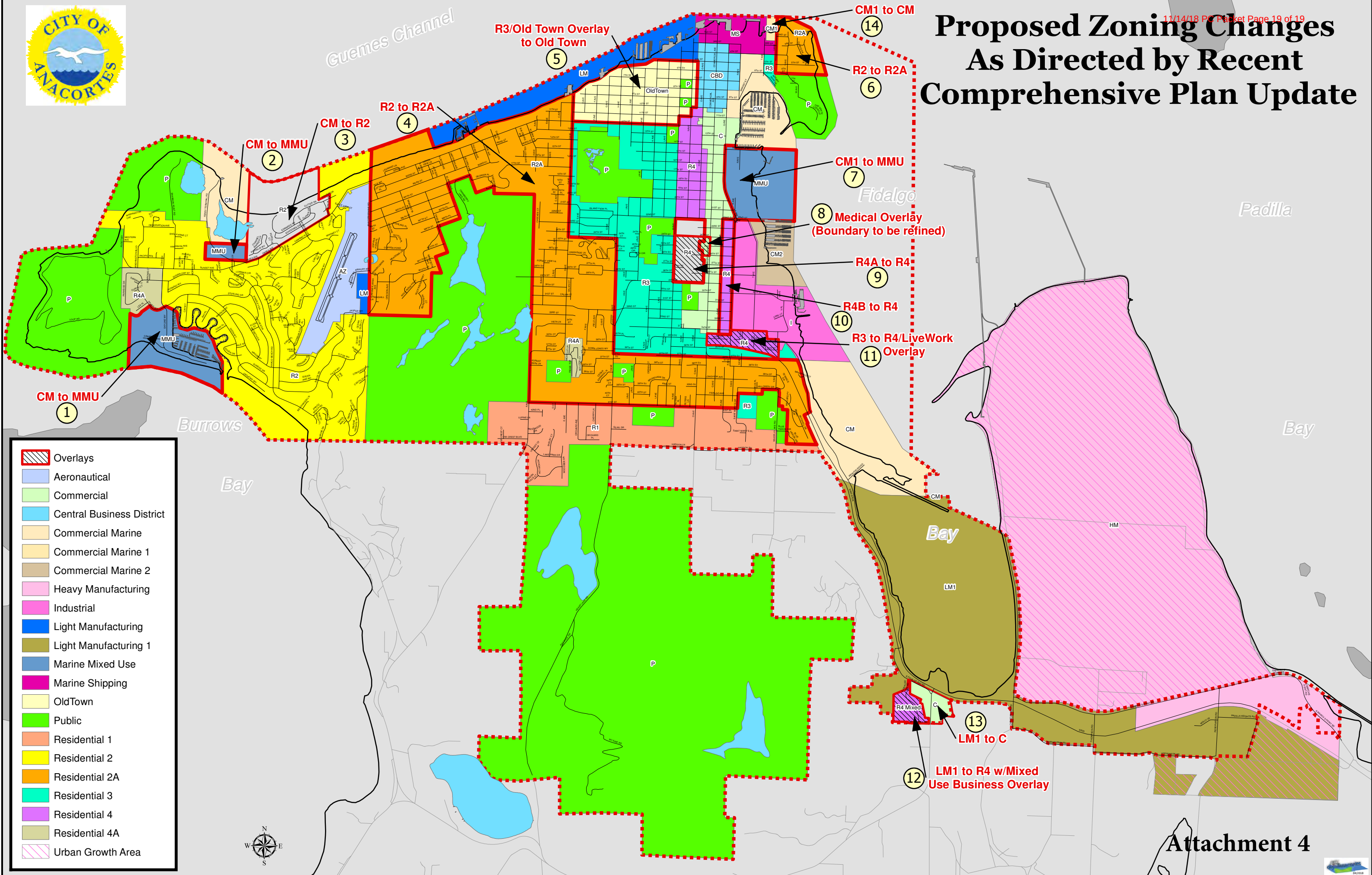


MARCH POINT INSET

-
- MARCH POINT INSET**
- V** No change; continue to explore potential new designation that is consistent with SMP designation
- W** No Change
- J** Change to R4 with Mixed Use Business Overlay
Explore options for achieving affordable housing in area
- L** UGA
No change (rural)
- X** Change to C
Coordinate with WSDOT
- I** Expand list of permitted commercial uses near intersections (hatched areas)
Some support for regional retail at this location
- Map labels: Fidalgo Bay, Padilla Bay, City of Anacortes, Fidalgo Bay Rd, March Point Rd, Stevenson Rd, Padilla Heights Rd, Reservation Rd, Sunset Park Rd, Thompson Rd, Highway 20, City of Anacortes, LM1, HM, P.
- Attachment 3**



Proposed Zoning Changes As Directed by Recent Comprehensive Plan Update



From: corky@thrivecf.com
To: [Measamer, Don](#)
Cc: [Grage, Libby](#); [Nelson, Kait](#); joe@etffitness.com
Subject: Thrive Community Fitness Anacortes
Date: Friday, October 26, 2018 9:38:49 AM
Attachments: [image001.png](#)
[City of Anacortes LOR.pdf](#)

Mr. Measamer,

I have attaches our letter requesting further review and consideration regarding proposed zoning changes in the South Basin Area as it applies to indoor recreational facilities. Thank you for your consideration.

Best Regards,

Corky Culver



Thrive Community Fitness Anacortes

C: 206.465-1528

E: corky@thrivecf.com



October 26, 2018

City of Anacortes
Don Measamer
Director of Planning,
Community & Economic Dev.

Dear Mr. Measamer,

Thrive Community Fitness LLC respectfully requests that Planning Department consider increasing the threshold square footage under the proposed zoning change for an indoor recreational facility from 10,000 sf to a minimum of 20,000 sf. Our current facility (1609 R. Ave) exists within the area of the proposed zoning change and at 11,000+ sf already exceeds the 10,000 sf foot threshold. Our new facility is planned to be approximately 16,000 sf with possible future expansion of an additional 3,500 sf which would bring the facility to a total of 19,500 sf. We ask the following points be considered in support of our request.

- This adds some use diversity to the South Basin area that currently has offices and educational facilities.
- It provides for recreation as identified expressly in the use.
- The Port Commission discussed this lease at several public meetings. In those conversations, the Commissioners expressed that a modern fitness facility in this location would be an excellent marina amenity that would appeal to transient moorage customers.
- The existing zoning code allows up to 20,000 sf of non-marine use.
- A facility of less than 10,000 sf would offer very little in terms of variety of indoor recreational options.
- The Thrive Community Fitness facility is much more than a gym, it is truly a community-oriented family focused fitness center. The new facility will be offering:
 - An expanded "Kids Room" that will add new physical activity programs in addition to the creative art activities already in place.
 - Two new group fitness studios.
 - An expanded selection of cardio, circuit training and weight lifting equipment.
 - It is a community gathering place for our nearly 3000 members / Anacortes residents.

As can be seen, it would not be practical to propose that the type of facility that Thrive currently operates and, certainly not the new facility we are proposing to build, fit within the 10,000 sf threshold proposed in the current zoning change.

Respectfully,

A handwritten signature in black ink, appearing to read "Corky Culver".

Corky Culver

Thrive Community Fitness Anacortes
corky@thrivecf.com

From: [Cynthia Richardson](#)
To: [Grage, Libby](#)
Cc: [Measamer, Don](#)
Subject: Comments regarding draft 2 sign regulations
Date: Thursday, November 8, 2018 11:52:38 AM
Attachments: [Comments regarding draft 2 sign regulations.docx](#)

The Planning Commission directed staff and consultants to simplify the sign regulations in the zoning code update. In an effort to help with that task, I have reviewed the draft 2 language and identified areas where that language seems to be confusing, contradictory, or could benefit from consolidation and simplification. The attached comments include my suggestions for changes.

These areas stand out as needing particular attention:

- Eliminate all references to "departures". Set the standards, make them clear, and apply them uniformly.
- Eliminate all subjective terms such as "compatible with", "distinctive", "special", which would require personal judgment on the part of the reviewer. Requirements should be measurable by some objective standard.
- Eliminate differences in standards for various materials, lighting, etc.
- Instead of regulating each individual sign type separately, group similar types together (such as all freestanding signs) and regulate the group. Provide illustrations of examples of different sign types within the group, all of which would follow the same rules.
- Consider the effect on current businesses if the rules change.
- Regulations should relate to the dimensions of the building or site, regardless of how many owners or tenants there are. Tenants and owners can change over time, but buildings remain the same.

Thank you for your consideration. I hope these comments are helpful in finding ways to simplify the sign regulations and make them more consistent.

Cynthia Richardson
315 V Avenue
Anacortes, WA 98221
360-299-9081

Follow-up comments to Planning Commission Meeting regarding Sign Code

I appreciate Planning Commissioners direction to staff to find ways to simplify the Sign ordinance, while keeping essential features that clarify requirements for City staff and the public.

Table 19.67.060 Signs typologies includes good clear illustrations that are very helpful and should be retained. Commissioner McNett's suggestion to add key information to the illustrations in 19.67.060 is a good idea that will allow several cumbersome sections of the code to be eliminated while making the information easy to find in one place.

Each sign type could include, right in the table, area, height, setback, and other dimensional requirements.

Here are some additional thoughts for fine tuning the sign code:

Figure 19.67.050 Clarifying sign area measurement.

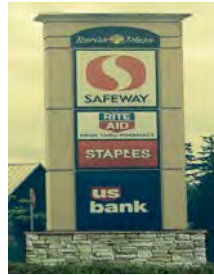
This illustration shows clearly how the "area within the sign frame" is measured, but nothing is said about the size of the frame.

In addition to regulating the area within the sign frame, we should also *regulate the total area of a sign structure*, including the supporting structure and frame, and illustrate that in Figure 19.67.050.

Several of the sign photos have large supports or frames that extend way beyond the face of the sign, resulting in a massive sign structure far larger than the permitted sign area. This can block views of buildings, other signs, and traffic.

Perhaps a requirement such as, "The frame or supporting structure surrounding a sign, and not containing any text or images, may occupy an additional area up to 15% of the allowable sign area." *Add an illustration that shows how to measure the sign area and frame area.*

Some examples in this draft might be appropriate for a large shopping center but are out of scale for our commercial area. These are all presented as good examples of attractive signs, but because of their massive structures they add far more visual pollution than a simple frame would.



This sign is said to use "a distinctive one-of-a-kind design and would qualify for a departure." It's really just a plain sign with a wide frame and a wavy top. On what basis is it determined to be "distinctive" and worthy of a departure?



Let's just forget about departures. Set the standards and apply them uniformly.

Table 19.67.070(A) Signs permitted in residential zones. This table is ok but really not needed. Most of the information is in the footnotes and the rest could easily be covered verbally as well.

Table 19.67.070(B) Signs permitted in mixed-use and industrial zones. *This table is totally unnecessary, since all sign types are allowed everywhere except pole signs, and that exception should be changed (see below). Some uses have subscripts, but there are no footnotes.*

POLE SIGNS

Restricting pole signs to only the LM1 and HM zones is not a good idea. A quick count of signs on Commercial Ave. between 10th St. and the SR20 roundabout reveals 53 existing pole signs (40 with a single pole and 13 with double poles).

If pole signs are disallowed in the C zone, all 53 of them would immediately become **non-conforming** (and there are more existing pole signs in other areas that I didn't count). That's not fair to the existing businesses and would be a nightmare for the staff.

Pole signs serve useful purposes - they bring the sign closer to the street if the building is set back, allowing drivers to find the businesses. They can be tall enough not to be obscured by parked cars. They allow landscaping to be continuous along a frontage, with the sign above the vegetation. Someone driving down the street can see them from farther away, which is important for businesses that rely on drive-by traffic.

There is nothing inherently bad about pole signs that would require banishing them only to the highway frontage. It's the size and location of the signs we should be regulating, not whether it's held up by one pole or a solid base. At least you can see past a pole to the building or view beyond. A solid base can be more obtrusive, turning a modest sign into a much larger visual obstruction.

Pole signs should be permitted wherever other freestanding signs are allowed, but simply allow them to be taller and larger where there is highway frontage in the LM1 and HM zones.

FREESTANDING SIGNS

There is no need for extensive descriptions and rules for each type of freestanding sign. Most of the text can be deleted for all types, and instead of requirements which necessitate Director departure decisions for any proposed variations, simply choose the best of the illustrations and include them as examples of attractive signage.

Regulate the height, location, area, and landscaping for all freestanding signs the same, and let the business owner decide whether a monument, pole, or other sign type is most suitable for their use and location. Most of the text for the various sign types is identical - eliminate this redundancy by treating them all the same under the simple heading of "Freestanding Signs".

Some of the "rules" are problematic: A monument sign must have 40% of the base meet the ground plane, but a pylon sign of the same size could just have 2 slender posts. Why do we need to regulate how much of a sign's support meets the ground?

All subjective and unenforceable terms such as "distinctive base design with special materials and/or design" should be deleted.

Table 19.67.080(C)(5) Maximum allowable sign area and height for monument signs is a good simple approach that relates size and height of sign to street frontage. This can be re-worded to apply the same standards to all freestanding signs. Consider allowing added height for pole and pylon signs if the area between the sign and the ground is left open to see through.

DEPARTURES

Departures for signs should be not be allowed. Everyone should play by the same rules and not be given special favors.

Departures can be eliminated if all of the subjective and unenforceable terms such as "distinctive base design with special materials and/or design" are removed, and the requirements are limited to measurable things such as dimensions and landscaping area.

This language is particularly troublesome and should be deleted: It could give some businesses a huge advantage (50% larger sign) based on completely subjective criteria. (A sign shaped like a squirrel and made of titanium and Italian marble would meet this requirement because it is distinctive and made of a mixture of high quality materials.)

~~Departures. Applicants seeking a larger and/or taller sign may apply for a departure per AMC 19.20.250 to allow for sign height and area up to 50 percent greater than specified above. In order to qualify for a departure, signs must include a distinctive one-of-a-kind design that includes a high quality mixture of materials.~~

If a business has a unique circumstance, such as a steep cliff, they can apply for a variance using the standard variance criteria. Otherwise, treat everyone the same.

19.67.040

Delete this. It would affect nearly every commercial vehicle in town unnecessarily when they are parked somewhere other than their own lot for various legitimate reasons (for example, a plumbing job that lasts three weeks):

~~A. 8. Placement on private property for more than ten days in any 90-day period of any truck, boat, trailer or other vehicle or vehicle part which has affixed thereto any commercial advertising message not pertaining to the legally permitted use carried on within such property is prohibited.~~

This is covered by the glare section and as-worded would preclude rows of small low-wattage lights that are often used as part of a sign.

~~B. 2. b. Any sign with an exposed light source, except for neon incorporated into the design of the sign.~~

Change: g. Mannequins holding a sign or displaying advertising, whether stationary or animated, **except within a building as part of a window display.**

Another example of a subjective and unnecessary requirement - who decides whether it complements the building or structure?

~~C. 1.c. External sign light fixtures must complement the design of the sign and building facades or structures associated with the sign.~~

Table 19.67.040(C)(2) The illustrations are useful, but should NOT specify materials. Codes should indicate *opaque, translucent, or other physical characteristics*, but not specific materials or lighting technology (i.e. why are channel letters aluminum or steel but reverse channel letters are only aluminum, and neither can be plastic or copper? Why acrylic some places and polycarbonate for others? And why can't light source be fluorescent or halogen - or some new technology? Only a few years ago LED was unknown. Keep it generic.). Plexiglas is a trademarked product, often misspelled as plexiglass, and that term should not be used.

Suggested edits to **Table 19.67.040(C)(2)**:

Channel letter. Light is emitted through the front or face of the letters. ~~Back and casing are aluminum or steel and facing is plexiglass or acrylic. Interior light source is LED or neon.~~

Reverse channel letter. Letter faces are ~~aluminum~~ **opaque** and light source provides halo effect through backlighting. ~~Side casing is translucent plexiglass or polycarbonate. Interior light source is LED or neon.~~

Push-through. Letters are cut out of opaque sign face, ~~with translucent plexiglass or acrylic facing over letters. Interior light source is LED or neon, and shines through letter faces only.~~

Internally-illuminated cabinet signs. Sign face is ~~wholly~~ illuminated through translucent ~~polycarbonate~~ casing. This includes internally illuminated changeable copy signs.

Internally-illuminated awning signs. Awning face is ~~wholly~~ illuminated through awning material.

19.67.080 G. Digital and changeable copy signage integration.

Has anyone calculated how large a digital sign might result from these percentages?

When the previous code was written, an absolute maximum of 24 square feet was set for digital signs (that's 4'x6' which is pretty big). This absolute maximum size should be retained. The non-digital part of the sign can occupy the rest of the allowable space.

The feeling at the time was that the digital signs currently at Walgreen's and Sebo's are tolerable and people didn't want them to get much bigger. Concerns about "looking like Las Vegas" and being a distraction to highway drivers were expressed.

19.67.090 - Building-mounted sign standards.

A.1. Permitted number of signs. This isn't workable because it refers to "tenants" rather than regulating the total area of signage on the total facade of a building. As written, if a building is rented to 5 businesses, there could be 5 signs but if one tenant occupied the entire building only one sign would be allowed.

The total sign area per total building facade should be defined per Table 19.67.090(A)(3) and then it is up to the owner to decide how to allocate that total area for one or more tenants.

Delete this section.

~~A. 1.c. Commercial tenants on upper levels may include a wall sign placed on façade above the business provided the permitted sign area must be shared with tenant below and the location/design meets the applicable standards in this subsection.~~

Suppose a tenant moves to a different office - would they have to move the sign? What if the office is in the back of the building where no one would see the sign? What if a business occupies several floors? What if there isn't space for a sign "above the business"? *This is not workable in real life.*

Tenants on upper stories can be included in the basic signage on a freestanding sign or the total allowable area on any facade. Placement of signs should be determined by what looks good and is readable, not by where a business is located within the building.

This wording does not take into account different configurations of buildings. Why should signs be centered? Some buildings are not symmetrical, and an owner might want to place the sign off-center for many reasons. For example, at least 6 buildings along R Ave. have signs at the east edge of the south wall to be more visible to northbound drivers.

What does "shaped to the architectural features" mean? (No round or oval signs because the building is rectangular?) Proportional to what? Regulate the size and let the owner choose where to put the signs.

A.2.a. Wall signs ~~must be centered, proportional, and shaped to the architectural features of the building. Signage may not exceed 2/3 of the height or width of the portion of a wall on which they are located. individual storefront dimension. This standard also applies to upper level businesses.~~

This type of wording is good because it offers guidance without dictating a specific design - thus, no "departure" is needed if the owner chooses a different approach.

A.2.b. Wall signs may not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building.

c. Stacked words on wall signs are permitted. Generally, the primary business name is encouraged to be provided on one line, with additional text on rows above and/or below providing supporting information about the business in smaller fonts.

Retain this text from the existing code. It is very important in the CBD, to honor the character of the existing buildings, but could also be appropriate in the C zone. Imagine the cluttered appearance that could result if we allow 65 ft. buildings with signs willy-nilly on upper stories.

a. In multi-story buildings, businesses above the ground floor shall be limited to one sign per business, except that a business with frontage on more than one street may have one sign facing each street. Each sign shall consist only of lettering and/or a logo painted on or applied to the surface of one window in a manner that allows light to pass between and around the individual letters. The area of the sign shall not exceed twelve square feet, calculated by measuring the perimeter enclosing the lettering. Signboards, lighted signs, and opaque signs shall not be permitted in windows above the ground floor.

Figure 19.67.090(A)(2) Illustrating wall sign standards. Needs more examples.

This is a very nice illustration for a one-story building with several tenants in a storefront facade configuration similar to existing small downtown buildings, but it does not address other building types or designs or tenant mixes.

Please add illustrations or photo examples for:

Large building such as a supermarket or factory

65' tall multi-story building

One business occupying several buildings on a site

19.67.090(A)(3)

Externally lit signs should NOT be allowed more area. An externally lit sign can be garish and unattractive, and allowing it to be larger just makes it worse. Apply the same size standards to any type of sign, and base it on the building facade, regardless of how many tenants.

Table 19.67.090(A)(3)		
Sign area standards for wall, canopy, or awning signs for each tenant's building facade.		
Tenant Building facade area	Maximum sign area (for tenant's each facade)	
	Sign with internal lighting	Sign without internal lighting
Below 200 sf	15% of the facade	25% of the facade
200 - 349 sf	14% of the facade	22.5% of the facade
350 - 499 sf	13% of the facade	20% of the facade
500 - 999 sf	12% of the facade	17.5% of the facade
999 - 1499 sf	11% of the facade	15% of the facade
1500-1999 sf	10% of the facade	12.5% of the facade
Over 2000 sf	10% of the facade	10% of the facade

Delete Figure 19.67.090(A)(3-1) If all signs are treated the same, regardless of lighting, this illustration is not needed.

Allow the owner to decide how to apportion the signage among tenants if there are several. The word "tenant" is inappropriate in this context because several could share a building or a space within the building, or there might only be one, and that arrangement could change over time as tenants change.

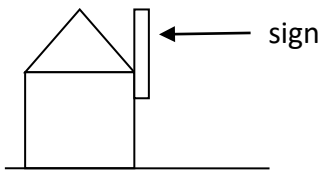
~~Maximum size for individual tenants.~~ Table 19.67.090(A)(3) below provides standards for the maximum **total** amount of wall, canopy, or awning signage on each **building facade** **tenant's facade**. ~~For building elevations that include signage for upper level businesses,~~ The standards apply to the entire building elevation. **The allowable sign area may be a single sign, or divided among multiple signs.**

Codes should be related to the structure, not to who owns the building or is a tenant in it. *Tenancy is a legal business arrangement, not related to zoning codes.*

If the roof slopes away from the facade, allowing a sign to be as high as the roof could put it many feet above the eave or parapet. Change these two paragraphs:

Maximum height. Wall signs may not extend above the building parapet, soffit, ~~or the eave line or the roof of the building,~~ **whichever is highest.** **facade on which it is located.**

Vertically oriented signs: Must not extend above the building parapet, soffit, ~~or the eave line or the roof of the building~~ **facade on which it is located.**



There should be some limits on the size of building name signs, otherwise they could be huge.

Building name signs. Signs that advertise the name of the building and not associated with the name of any individual business ~~are exempt from~~ **are allowed in addition to** the sign area standards set forth in Table 19.67.090(A)(3) above **and may be up to 10% of the basic allowable area**.

Why do we care where on the building the sign is located? Could be over the entry or on a cornerstone or elsewhere. Signs at the top of the building could be more obtrusive and dominating, so that should be an option not a requirement. *Get rid of departure language.*

~~Signs must be placed near the top of the facade and generally centered on the architectural features of the building. Departures per AMC 19.20.250 will be considered provided the sign is located in a place that is independent from individual businesses on the building and helps to provide identity for the particular building.~~

Again, the term "tenant" is problematic. If there are 10 tenants would this allow 10 signs?

B. Projecting signs. Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street. They may be used in addition to wall, marquee, and/or awning signs provided they meet the applicable standards below.

Permitted number of signs. ~~Tenants are~~ **Each building is** allowed a maximum of one projecting sign per facade that is visible from a street or customer parking lot.

The body and mirrors of a truck often extend beyond the wheels. If a truck is parked with its tires against the curb, a sign that comes all the way to the curb could be hit by the truck.

Signs may project into public right-of-way for storefront buildings, but must ~~not extend over the curb into the travel lane.~~ **end at least 2 feet back from the edge of the curb.**

Again, delete the departures language.

~~1. c. Departures per AMC 19.20.250 to the provisions in subsection (a) and (b) above will be considered provided the sign design is compatible with the design of the building in terms of location, scale, and design elements, doesn't create a public safety hazard, and provides a positive contribution to the streetscape.~~

Marquee/awning signs. If projecting signs are allowed *in addition to* the wall signs, then marquee/awning signs, which also project from the building, should also be *in addition to* wall signs. Treat them the same. Again, delete the *tenant* language.

Marquee or awning signs may be used ~~in place of~~ **in addition to** permitted wall signs (except where otherwise specified herein), provided they meet the following conditions:

Permitted number of signs. ~~Tenants are allowed a maximum of one~~ **One** marquee or awning sign **is allowed** per facade that is visible from a street or customer parking lot. Exception: where ~~an individual business uses~~ **a building has** multiple awnings or marquees, **an additional sign** may be included on **each of** these provided they meet other applicable standards herein.

If a horizontal sign is limited to 3' height, these should be treated the same, because they are essentially horizontal signs.

~~Letter Height. The lettering height must be proportional to the architectural features of the building. For example, it~~ **of lettering along the edge of a marquee or awning must not exceed a maximum of 1 ft. A sign mounted on a marquee or awning may extend a maximum of 3 ft. above the lower edge of the marquee or awning, and** may not be so large that it blocks windows or other significant architectural features of the building.

Under-canopy signs. Again, focus on the *building* not *tenants*.

Permitted number of signs. ~~Tenants are allowed a~~ A maximum of one under-canopy sign **is allowed** per facade that is visible from a street or customer parking lot. Exception: For ~~businesses~~ **buildings** with multiple ~~businesses which have~~ entries onto a sidewalk or pathway, one under canopy sign is permitted for each ~~entrance~~ **business**.

Window signs.

On the ground floor of a building, signs in windows, including glass doors, are limited to 30 percent of the total ~~tenant~~ window area **(including both permanent and temporary signs)**. Each facade must be calculated independently.

In multi-story buildings, businesses above the ground floor may have one window sign per business, except that a business with frontage on more than one street may have one sign facing each street. Each sign shall consist only of lettering and/or a logo painted on or applied to the surface of one window in a manner that allows light to pass between and around the individual letters. The area of the sign shall not exceed twelve square feet, calculated by measuring the perimeter enclosing the lettering. Signboards, lighted signs, and opaque signs shall not be permitted in windows above the ground floor.

This wording contradicts itself:

2. Within public right-of-way.

c. Temporary signs other than Type 4 must not be placed upon any sidewalk or other pedestrian pathway. Type 4 signs must be placed such a minimum four feet of unobstructed sidewalk or pedestrian path is maintained. No temporary sign, including Type 4 signs, may be placed on sidewalks less than four feet in width.

~~No Temporary signs in public right-of-way may be placed on sidewalks provided at least four feet of horizontal clearance for pedestrians is provided.~~ Signs must not be placed in driveways, **alleys, or other vehicular access areas.**

Lots of political signs are larger than 12 s.f. How can we regulate them?

6 months is really too long for a "temporary" sign to be up

F. Noncommercial temporary signs. Figure 19.67.110(F)

Any temporary sign on private property

Sign area, maximum 12 square feet

Duration ~~180~~ **60** days per calendar year unless otherwise limited by the temporary sign type

This wording would allow a public event that happens once a month to have a "temporary" sign in place continually. A month before the event is too long.

F. Noncommercial temporary signs.

3. Signs advertising a public event. ~~Maximum duration must be from one month before the event to five days after the event.~~

Suggest using this wording, similar to our existing code:

3. Signs for regularly recurring public or quasi-public events which operate once a month or more, such as a farmer's market or food bank, may be in place any time on the day(s) of the event, plus the day before and the day after the event.

Signs for infrequent events which operate less than once a month, such as a rummage sale or sports tournament, may be in place up to one week prior to the event, and must be removed within one day after the event.

Signs for large annual or semi-annual events which draw large crowds, such as a boat show or arts festival, may be in place up to three weeks prior to the event, and must be removed within three days after the event.

How does this work? There is no limit to the number of signs. Does this mean that each individual sign is limited to 60 days (in which case, there could be some signs up for 60 days, then others up for the next 60 days, etc. so signs would be up continuously, just not the same ones)? Or does it mean that no matter how many signs there are up at any given time, there must be 305 days a year when there are *no* exterior event signs up?

Seems like there should be a limit on the number of signs, but that's hard to regulate. What constitutes an "event" as opposed to just general advertising?

2. Exterior event signs,

Number. There is no limit to the number of exterior event signs.

Duration. Exterior event signs may be displayed for no more than 60 cumulative days per calendar year per business or tenant.

In 2008, our sign code was changed to prohibit off-site real estate signs, and the hundreds of signs that used to clutter up our community have largely disappeared. There is even less reason to allow off-site signs now. With GPS and many apps that can locate houses for sale and guide a person to an address, off-site signs are unnecessary. Limit real estate signs to on-site locations only.

3. Residential real estate.

Delete this entire section:

b. ~~Off-site residential "For Sale" and "For Rent" signs.~~

It does not make sense to suspend (a). I think what is meant is not limiting the *number* of signs during election season.

Type 1 temporary signs.

a. Location. Type 1 temporary signs may be located in any zone.

b. Quantity.

i. For developed property, one sign may be displayed per dwelling unit and per business.

For undeveloped and vacant property, one sign may be displayed per 0.25 acres of land.

ii. The provisions of ~~(a)~~ (i) are suspended during the 60 day period before any primary or general election scheduled by Skagit County. Following the end of such period, the provisions of ~~(a)~~ (i) are in force until the following period of suspension.

This would allow every commercial building to double the area of exterior signage by attaching to the building a temporary banner as large as the basic signage. Banners should be much smaller than that.

Type 2 temporary signs.

The maximum sign area for Type 2 signs attached to buildings is the same as ten percent of the sign area for wall signs ~~(with internal lighting)~~ as set forth in Table 19.67.090(A)(3) based on the size of the façade.

This would allow every vacant lot in town to have a "temporary" commercial sign up for many years. And non-vacant lots could also have signs for years as long as there are regular 2-month gaps. Bad idea. Unless there is an active real estate listing or for sale/rent by owner, vacant lots should simply be vacant. This section should be re-written with those concerns addressed.

Type 3 temporary signs.

g. Duration. Unless otherwise specified in this section for the particular location, use, or context:

i. ~~Type 3 temporary signs may be displayed without limit to duration on properties that undeveloped or vacant.~~

ii. ~~In all other cases, signs may be displayed a maximum of one year, with a minimum of 60 calendar days of separation between displays. The minimum separation period applies regardless of whether the previous display reached the maximum duration of display.~~

This would effectively prohibit feather signs in much of the C and CBD zones because buildings are not 15 ft. from the street. Is "open", "sale", or a product name an "event"?

Type 5 temporary signs.

Signs in this category are feather signs. Feather signs are prohibited except where used for an exterior event sign

Placement. Feather signs must be placed between the street and building, ~~except where the street setback is less than 15 feet.~~ add language about not blocking sidewalk, etc.

This would effectively put no limit on such items, since subsection (G)(2) allows unlimited signs, and there is no definition on what constitutes an "event".

Type 6 temporary signs. Signs in this category include fixed aerial displays, balloons, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means. Such signs are prohibited except where used for an exterior event sign [see subsection (G)(2)].

From: [Jim Blais](#)
To: [Grage, Libby](#); [Measamer, Don](#)
Subject: MJB Comments
Date: Friday, November 9, 2018 10:00:55 AM
Attachments: [MJB Comments 11-9-18.pdf](#)

Don and Libby,

I have attached comments related to next week's Planning Commission meeting. Can you please distribute to the Commission? Please let me know if you have any questions regarding this.

Thank you,

Jimmy Blais

Merlino Properties

5050 1st Ave. S., Suite 102

Seattle, WA 98134

Cell 206-255-5153

JBlais@gmccinc.com

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11/9/2018

Dear Planning Commissioners,

I am writing you on behalf of MJB Properties, LLC in order to provide further written comments on the Draft Development Regulations. The below comments specifically discuss issues that will be reviewed at the November 14th Planning Commission meeting. I unfortunately cannot attend this meeting, but will provide additional written comment if any further issues are discussed. I want to thank you for your consideration of MJB's written comments and our past verbal testimony.

Chapter 19.64 – Parking

19.64.060 D&E

Section D and E are overly burdensome and unnecessary. Off-street parking requirements should be allowed to be reduced or increased by up to 50% if a parking study shows the need or lack thereof. Development conditions such as additional carpool spots or shower and changing facilities shouldn't have to be installed just because the demand for parking is lower/higher. Please remove these sections and replace them with a section that states increases or decreases from the standard can be granted based on a certified parking study.

Table 19.64.080

The number of required bicycle parking spaces that are required are significantly higher than what is needed. These figures are indicative of a highly urban site where bike commuting is a standard. This does not seem to be the case in Anacortes.

19.64.120 H

Section H requires all pedestrian paths in parking lots to be curbed and raised six inches above the lot surface. This is an overly burdensome and unnecessary requirement. There are thousands of examples of good parking lot pedestrian walkways that do not include raised walkways. Raised paths add significant cost and cannot be altered without significant work. Striping, planters, curbs, cones, and material changes can all achieve the same intent without adding the unnecessary cost.

Chapter 19.43 – Residential Uses

19.43.010.I.3.2 – "Multifamily dwellings are allowed: 2) 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." MJB has submitted numerous written and verbal comments on this section. Limiting single purpose multifamily buildings to one-third of the site is arbitrary, and against the wishes of the citizens of Anacortes.

According to Attachment 7 of the July 25th Planning Commission Agenda Bill, "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." This statement is factually incorrect.

According to the Comprehensive Plan, "The primary uses (in the MMU zone) 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..." There is

no stated limit in the Comp Plan as to the number or amount of single purpose residential structures, provided they are incorporated into developments that include a horizontal mix of uses.

A summary of the mapping workshop is attached. Page 6 summarizes the results of the exercise and approximates that desired amount of property that each group dedicated to different uses. Housing actually got more "votes" than any other single use. Additionally, the amount of desired land to be dedicated solely to this use was greater than any other single use category and it nearly outranked all of the other uses combined. Clearly there is a disconnect from what was recommended in the staff report compared to the actual language of the Comprehensive Plan and the results of the public workshop.

Chapter 19.44 – Commercial Uses

19.44.040.B – "In the CM2 zone office uses must be limited to no more than 50 percent of the ground level." This provision was written to apply directly to uses that are located solely inside a single building. The provision does not contemplate uses in the CM2 zone that consist of multiple buildings or outdoor activities. For example one building on a site may be used exclusively for an office while multiple other buildings are used for repair, service and storage. There is no reason to limit the percentage of ground level office. Instead, limit the total area of the office to 50% of the overall operation.

In addition to the above comments, I have attached our previously submitted Division 4 comments. I respectfully request that you take all of these under consideration during your final review. Thank you for your consideration of MJB's comments, please feel free to contact me should you have any questions.

Thank you,



Jimmy Blais

Merlino Properties

5050 1st Ave. S., Suite 102

Seattle, WA 98134

Cell 206-255-5153

JBlais@gmccinc.com

MJB Properties' Division 4 – Zoning and Land Uses Comments			
Page	Section		Notes
115	Table 19.41.050 Residential	1. MMU Zone – Remove Townhouse development condition. 2. MMU Zone - Remove Multifamily dwelling development condition. 3. MMU Zone - Allow assisted living facilities as an outright permitted use. 4. CM2 Zone – allow live-work uses.	Townhouse development condition states that townhouses have to be in a row of at least three units and that in the MMU zone, townhouses (and multifamily dwelling units) are allowed on up to one-third of the site area. These conditions are arbitrary and unnecessary. Townhouses can be developed in numerous configurations and should not be limited to 3 in a row. Clusters of at least two seems more appropriate as center units are generally less desirable. The Principal Use and Density section of the MMU Zone within the Comprehensive Plan states, "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." The 1/3 parameter for residential uses was arbitrarily inserted into the development regulations. The development regulations should not dictate a specific percentage. They should instead echo the Comp Plan and allow any percentage as long as those uses are incorporated into a horizontal mix of uses. MJB has received numerous requests to develop live work units in the CM2 for small scale marine trades operations. We respectfully request that you allow this type of use.
115, 116 and 117	Table 19.41.050 Commercial	1. Allow medical uses in MMU zone outright. 2. Remove development conditions from office use in CM2. 3. Allow passenger terminals in the CM2 zone.	Small scale medical uses such as dental offices, doctor's offices or urgent care facilities should be allowed in the MMU zone. The current development conditions imposed on office buildings in the CM2 zone limit the office use to

		4. Add marinas and boat moorage as a permitted use in the Industrial zone.	50% of the ground floor area. This condition would immediately make a number of MJB's buildings non-conforming uses. We have two stand-alone office buildings that house Pacific Marine Center staff. Though these are stand-alone buildings they operate on a marine trades "campus." I would suggest changing the regulation such that it states 50% of the ground floor of all related operations. Respectfully request that you allow passenger terminals as a permitted use in the CM2 zone to accommodate seaplane uses or other marine related commercial operations. There are numerous boat storage and repair operations within the industrial zone, please allow these as a permitted use instead of a conditional use. This follows the comprehensive plan's permitted repair and warehousing uses.
117	Table 19.41.050 Industrial	1. Allow Light industrial as a permitted use in the CM2 zone and a conditional use in the MMU zone. 2. Allow light manufacturing as a permitted use in the MMU and CM2 Zones. 3. Allow warehouse and distribution as a permitted use in the CM2 zone. 4. Allow water-oriented industrial uses as permitted uses in the MMU zone.	Respectfully request that you look at adding these uses to the MMU and CM2 zones. A number of these uses could be marine related or oriented and therefore appropriate in these zones. The same can be said for water-oriented industrial uses that may be dependent on boat ramps or barge loading facilities.
118	19.41.060.B	Any use in the I and HM zones must not inflict upon neighboring zones smoke, dirt, noise, vibrations, odor, glare or other nuisances or hazards detrimental to the health welfare and safety of persons occupying or visiting the zone or adjacent zones, <u>above that which is allowed by local, state and federal standards.</u>	Please add the underlined text. Allow de minimis amounts of smoke, dirt, noise etc., as permitted by local, state and federal law.

125 and 126	19.42.030 19.42.080	1. Increase maximum height with bonus to seventy (70) feet to comply with IBC wood frame maximum. 2. Delete CUP process to achieve height above base. Bonus height should be based on a standard table or inclusion of public benefits, not just affordable housing. 3. Increase base height for CM2 and Industrial Zones. 4. Reduce the street setback minimum for CM and CM2 Zones, no need to be greater than LM or Industrial zones.	The CM2 and Industrial zones have the lowest base heights in the City at 30 feet. These types of operations generally require taller buildings in order to accommodate large scale repair or manufacturing facilities, please increase the base height in these zones. Conditional uses have always been a significant development issue in Anacortes. They generally require significant capital outlays, are highly unpredictable, subjective and impose conditions that can outweigh the benefit of the departure being sought. This is equally true of the conditional use process proposed for the CM2, LM and I zones (19.48.080). Within this proposed regulation these are numerous studies required, conditions that may be imposed and zero focus on business needs. We respectfully request that you do away with the CUP process and find a better tool for allowing additional heights. There is no reason that a 20' setback is needed in the CM and CM2 zone when only a 10' or 15' setback is required in more intense use zones.
130, 131 and 132	19.42.060	1. Bonus incentives in MMU. Remove and rewrite entire section. Bonus heights should be allowed for a range of public amenities provided not just affordable housing units. 2. Number, location and size of affordable units needed to achieve bonus heights is prohibitive of development. 3. Add open space and other public amenity spaces eligible for bonus heights. 4. Increase income eligibility to 60%. Non-profits and other NGO's should provide for income groups between 30% - 60%.	Within the Comprehensive Plan, Land Use Policy LU-8.4.E addressed building height incentives in the Fidalgo Bay and Guemes Channel Waterfronts. This policy states, "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." The development regulations seem to ignore this entire section and only focus on affordable housing. Affordable housing should not be the only way to achieve bonus height provisions.

		5. What happens with the Affordability agreement if an apartment converts to a condominium? 6. Minimum size of affordable units should have a process for reducing below absolutes. 7. Provide fee in-lieu provisions as an option to satisfy affordable housing requirements.	The parameters for affordable housing should also be tweaked to allow fee in-lieu of programs, more reasonable income eligibility metrics and smaller units.
133	19.42.080	1. Bonus incentives in CM2 and I zones. Section should be re-written to make additional heights more achievable. 2. Remove conditional use process for additional heights. Conditions are subjective and overly burdensome on businesses/developers. 3. Take into consideration the need for the additional height, not just the visual impact that it may have. These zones are already sited for use intensity and scale.	See comments above.
136	19.42.130.B	Average Grade Level. Delete second half of paragraph starting with "Additionally."	Pre-load and site grading is commonly conducted prior to building without impacts on height measurements.
138	19.42.130.D.4	1. Remove entire section.	Width and orientation standards should not be included in the regulations. These prohibit development just as the orientation standards in the current code do. As long as articulation and façade standards are met, there should be no need for orientation standards or the subjectivity of a departure.
151	19.43.010.H.1	1. Definition. A dwelling unit in a row of at least three such units in which each unit has its own...	Do these have to be contiguous units? If so why three? Townhouses are regularly developed in two unit clusters.
151	19.43.010.H.4	1. In the MMU zone townhouses are allowed on up to one-third of the site area provided they are <u>incorporated into a mixed use development</u> and meet access, site and building design standards in this title.	One third of the site area is arbitrary and unfounded. The number or percentage of units shouldn't matter as long as they are incorporated into a mixed use development. As noted above your Comprehensive Plan allows for unlimited stand-alone residential buildings as long as they are incorporated into a horizontal mixed use development.

152	19.43.010.H.8	1. Private Garages facing the street – maximum widths: 1) twelve twenty feet where townhouses are at least 30 feet wide; 2) individual garages facing the street are not allowed for townhouse dwellings less than 30 feet wide. Garages may be provided to the rear of the dwelling via alley access or shared driveway...	Townhouses should be allowed to have a garage that is wider than a one car stall. Access to the rear of townhouses is not always available. Allow garages, no matter the location, as long as they are sensibly designed.
156	19.43.010.I.3	1. Remove all of section 3 and replace with, "Multifamily dwellings are allowed throughout the site if incorporated into a mixed use development."	There is no reason that single purpose buildings should only cover one third of the site area; this number is arbitrary and unfounded. The City cannot support enough commercial to justify this requirement. Please follow your comprehensive plan and do not regulate against a horizontal mix of uses.
160	19.44.040.B	1. CM2 Zone Standards. "In the CM2 zone office uses must be limited to no more than 50 percent of the ground level." Delete this section.	As stated above, standalone offices should be allowed as long as they are part of a larger facility or operation. This would immediately make all of Pacific Marine Center's offices non-conforming uses.
161	19.44.070.A	1. Add: #7 Seaplane bases or terminals. 2. Allow Passenger Terminals in the CM2 Zone	Allow for seaplane bases or terminals to be developed in areas that support water dependent uses. Please add seaplane bases as a use under passenger terminals. Allow passenger terminals in the CM2 and MMU zones.
174	19.45.030.B	1. Definition. Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring within a fully enclosed building where such production requires no outdoor operations or storage, and where the production operations and storage of materials related to the production occupy no more than 3,500 7,500 square feet of net leasable area...	It may be of great benefit to allow some artisan manufacturers to operate outside or within a partially enclosed building as it could become a public special or tourist attraction. 3,500 square feet seems incredibly small, increase size limit such that you don't inadvertently prohibit uses.
174	19.45.040.B	1. "Such uses in the C, CBD and MMU zones must occur within a fully-enclosed building." Strike this section.	Some outdoor use may be required for these types of facilities. Testing and final assembly for example may need to be conducted outside to simulate weather conditions or size limitations.
176	19.45.081.A	Many of these uses already exist in the MMU zone. Make this a permitted use instead of a conditional use.	

187	19.48.020	1. Temporary Uses. Allow for longer time periods. 2. Subsection A.2.c, allow for signs larger than 64 sqft and increase the number of signs.	Create a process that allows for temporary uses that will occur for longer periods of time. These may be necessary for select manufacturing, storage or general business operations.
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Workshop Results Summary



Overview

Over 100 participants attended the meeting, which included a presentation on about the project context and small group exercises to identify desired uses, design features, and priorities associated with the MJB waterfront sites. These findings will be incorporated into the Comprehensive Plan's draft concepts and alternatives (tentatively planned for November). Ultimately, the Comprehensive Plan will include policies associated with these sites and the City will likely adopt updated zoning and design provisions associated with the site.

The workshop results below include summaries of the findings from 16 groups, including a summary of the desired use mix by the three major subareas, a summary of the top issues, and response to a question on the appropriateness of regional retail on one of the MJB sites. The matrix on page 6 provides a breakdown of the use preferences for each of the 16 groups and was used to create the summary below. Also see the Appendix: Detailed Waterfront Workshop Mapping Results for the map by map results.

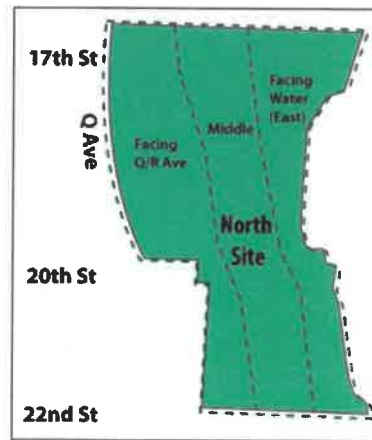


Desired Uses and Site Features by Area

North Site

Most group's mapping concepts for the north site included a mixture of residential, retail, office, and a hotel with a continuation of the waterfront esplanade, internal connections, and some open spaces. Here's the list of use type and design feature preferences in order of preference:

1. **Housing.** 15 out of 16 groups included some form of housing on the site. Housing uses were distributed widely throughout the site (see subarea findings below for details). 13/16 placed at least one mixed-use building, including a combination of large and small scaled buildings (generally 3-4 floors). 9/16 used at least one townhouse building, with many using several. 6/16 included live-work lofts and 4/16 included cluster or cottage housing.



2. **Hotel.** 15 out of 16 included a hotel on the site – most often along the waterfront section. Large and small scaled hotels were used almost equally.
3. **Retail – small scale.** 15 out of 16 included some form of retail on the site. 14/16 include freestanding retail. Only 1 of the 14 maps included a retail anchor larger than 20,000sf (the specific example was 50,000sf). 13/16 included mixed-use buildings with housing over shops. 8/16 included mixed-use buildings with office over shops.
4. **Events center.** 9 out of 16 included one on the site.
5. **Open spaces.** In addition to the waterfront esplanade, a variety of parks, plazas, and open spaces were included on most maps in some form. Several groups included special trail/open space corridors that connected from Q Avenue to the waterfront, others included centralized commons or medium to large open spaces bordering the esplanade, which other uses were clustered around. Some other groups included open spaces scattered between many uses.
6. **Internal circulation.** Many groups drew in internal circulation networks, including extensions of 17th Street and a new north-south internal street. Many groups also made an effort to hide parking behind buildings and cluster uses into pedestrian-friendly designs.
7. **Marine/industrial** were represented on only a very small minority of the maps. This included boat storage and commercial marine uses each listed on 2/16 maps and sheds and manufacturing listed on 1/16 map. These uses were largely placed in the southern end of the site.

Below is a breakdown of preferred uses by the subareas within the North Site. Uses with two asterisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One asterisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Facing Q Avenue: Primary Uses

- Small scale retail uses**
- 2-3 story mixed-use residential over retail
- 2-3 story mixed-use office over retail
- Small to neighborhood scale retail anchors
- Office
- Multi-family



Middle of the Site: Primary Uses

- 3-4 story mixed use residential*
- Multifamily
- Small scale retail uses
- Parking
- 2-3 story mixed-use office over retail
- Townhouses
- Cluster housing



Waterfront: Primary Uses

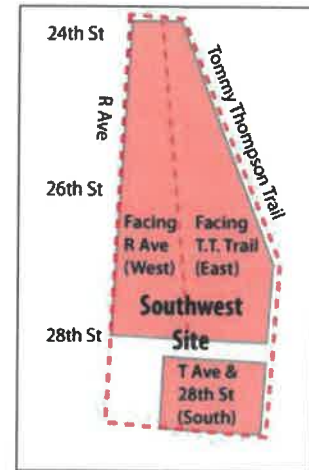
- A hotel/restaurant**
- Event center*
- Multifamily
- Small scale retail
- 3-4 story mixed use residential
- Townhouses



Southwest Site

The groups were more divided on the preferences for this area than in both other subareas. Here's the list of use type and design feature preferences in order of preference:

1. **Manufacturing & Boat Storage.** These uses were a clear preference south of 28th Street (and many showing them in extending along the north side of the street as well), with 12 out of the 14 completed maps including at least one of these uses. Manufacturing uses were on 8 maps and boat storage was included on 3 maps.
2. **Housing.** 10 out of 15 completed maps included some form of housing on the site north of 28th Street. While there wasn't one predominate type of housing chosen, the types more often used included mixed-use housing over office (5/16), and multifamily - apartments/condos (4/16).
3. **Retail uses.** 9 out of the 15 completed maps included some form of retail use. 6 maps included small scale retail uses, 5 maps included neighborhood scaled retail anchors (50,000sf), and 2 groups included regional scale retail (100,000sf). 3 groups also include retail as part of residential mixed-use.
4. **Office.** 7 out of 15 completed maps included some form of office. 5 groups included freestanding office buildings and 4 groups included office as part of residential mixed-use buildings.



Many groups made a conscious effort to use the trail as an amenity by fronting residential, office, retail, or a mixture of the three onto the trail. Many groups also tried to carefully locate parking towards the center of the site. A few groups located open spaces in the area, including a dog park, community garden, and public market.

Below is a breakdown of preferred uses by the subareas within the Southwest Site. Uses with two asterisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One asterisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Facing R Avenue: Primary Uses

- Retail anchors
- Multifamily
- Small scale retail
- Manufacturing



Facing the Tommy Thompson Trail: Primary Uses

- Retail anchors
- Manufacturing
- Small scale retail
- Office and office/residential mixed-use
- Multifamily
- Cluster housing



T Avenue: Primary Uses

- Manufacturing*
- Boat storage
- Office

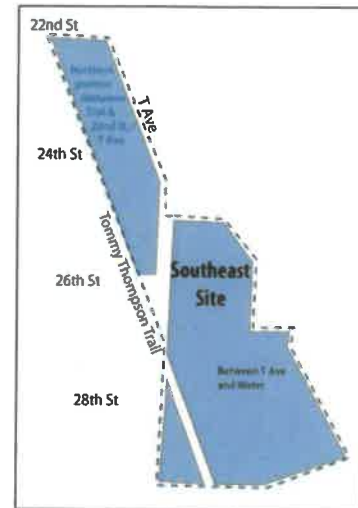


Southeast Site

A combination of manufacturing and boat storage were the major preference for the southeast site. Manufacturing was the consensus use for the southern portion of the area, whereas a greater mixture of uses was considered in the northern portion, including some housing. Here's the list of use type and design feature preferences in order of preference:

1. **Manufacturing.** 14 of the 15 maps included manufacturing – including small and large scale uses.
2. **Boat Storage.** 9 of 15 maps included boat storage uses.
3. **Housing.** 6 out of 15 completed maps included some form of housing on the site. Most of these were on the northern site, though two groups sought live-work lofts in the southern area. The trail was a major factor in siting housing here for these groups
4. **Industrial sheds.** 5 of 15 maps included sheds.

Also, Some form of public open space (public market, dog park, skate park) was brought up several times, located at the intersection of R Avenue and 24th Street.



Below is a breakdown of preferred uses by the subareas within the Southeast Site. Uses with two asterisks (**) next to the use illustrates that the applicable use was used on a great majority (over 2 out of 3) of the maps. One asterisk (*) indicates at least one-half of the maps included the applicable use. Also, for each subarea, a "Wordle" or "Word Cloud" is included that from the text description of features/uses included in applicable areas on the 16 maps. The clouds give greater prominence to words that appear more frequently in the source (another way to help determine preferences).

Northern Portion (between trail, 22nd, and T Ave): Primary Uses

- Manufacturing
- Boat storage
- Multifamily
- Live-work lofts
- Industrial sheds
- Townhouses
- Retail



Southern portion (between T Ave and the water): Primary Uses

- Manufacturing **
- Boat storage
- Industrial sheds



Overarching Issues

Top Issues

Groups were asked to define the three most important issues related to the development of these sites. Below is a listing of the top issues in the order that they were listed by the 16 groups.

1. Maintaining views and public access to waterfront (14 mentions)
2. Retaining marine industry and jobs (9 mentions)
3. Balance/mix of uses (6 mentions)
4. Downtown connectivity/walkability/transit (5 mentions)
5. Green space punctuating the project area (5 mentions)

Regional Retail?

Groups were asked if it would be acceptable to integrate regional scale retail onto the site, provided it's well designed. While in the map exercises, regional retail uses were a clear minority (only 2 of 16 groups included it), but the groups were divided on this particular question. Some common themes that came out was a desire by participants for regional retail that was scaled appropriately for Anacortes, and which had non-motorized access and connectivity to downtown. Another concern raised was regarding stores that were not consistent with community values, whether in terms of scale, the types of merchandise, or aesthetic fit into the community.

Below is a summary of the responses.

6 groups indicated that it would NOT be acceptable because:

- Retail would be too large and out of scale with the community(2 mentions)
- Retail needs can be fulfilled by existing retailers, and merchandise would not fit in with current merchandise offerings; addressing specific gaps in retail would fit in better with community values
- Of concerns about quality of merchandise from regional retail
- It is seen as unsustainable, and doomed to fail
- Of concerns about competition with downtown businesses

5 groups specified that it WOULD be acceptable, provided that:

- It was integrated into a walkable, connected, mixed-use village (4 mentions)
- Only certain types of retail went in (i.e. Trader Joes was mentioned twice), retail that was an alternative to big box stores
- Regional retail were relegated only to certain parts of the site (SW site)
- Stores would fit in within the scale of Anacortes (up to 50,000sqft)

4 groups were split on the issues, which included concerns about

- Design (aesthetics and scale) (5 mentions)
- Types of retail (no large retail (walmart), or groceries/pharmacies) (3 mentions)
- What will happen if retail fails, and the community is left with large buildings (2 mentions)

Appendix - Use Preference Matrix by Area/Group

The matrix below analyzes where particular use types were sited by the groups. The matrix also attempts to identify the number or preference of these uses in the particular areas. Lenend: 3 = Approximately 40% or more of the area taken up by particular use. 2 = Approximately 20-39% of the area was taken up by particular use. 1 = Generally less than 20% of the area taken up by the use.

NORTH SITE

Group	Housing	Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
		Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1	3	3								3					1	1		
2	2	2	2		1	1	2			2			1		1			
3	2	2	1			3	1		2	1					1	1		
4	3	2	2			2	1		2	1				1	1	1		
5							2								1			
6	3	3	1		1	2	2					2			1			
7	2	2			1	2	3			1	1			1	1	1		
8	2	1		1		1	1	1							1	1		
9	2	2	3	2		1	2		2	3					1	1		
10	2	2	2			1	2		1	1					1	1		
11	2	2			1	1			2						1	1		
12	3	3	2		1	2	3		2	1					1			
13	2		2	3		2	2		1						1			
14	1	1				2	2	1	1						1			
15	2	1	3	2		1	3			2					3			
16	1				1		2				1				1	1		
TOTAL	32	24	18	8	6	21	28	2	13	15	2	2	1	2	17	9		

SOUTHWEST SITE

Group	Housing	Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
		Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1	3	3												1				
2	1					2		1	1		1			1				
3	1							2	2		1							
4	2			2						3		2						
5																		
6	1						3	1	2	1								1
7	1		2					1										
8				2			2				1							
9							2	1										
10											1	1	3					
11											1	1	2					
12	2	2				1	3	1	2	3								
13	3	2	2		2	1	1	1		2								
14										2	1	2						
15							1	1										
16	3	3	3	3										1				
TOTAL	17	10	7	7	2	4	12	9	7	11	5	8	3	2	0	0	0	1

SOUTHEAST SITE

Group	Housing	Housing Types					Retail Types		Office Types		Marine and Industrial				Other Uses			
		Multi-Family	Town houses	Cluster	Live/work	Mixed Ret+ Res	Retail	Ret. Anchor	Mixed Ret. + office	Office	Boat storage	Mfg	Shed	Comm / marine	Hotel	Events Center	Edu	Pub Mkt
1											2	2						
2											3	1						
3	1	1			1		2					3						
4					2							3						
5												1					1	
6							1					1	3	1	1	1		
7	2	2	2									1	1					
8									1					3				
9	2	2	1		2		1					2	3	2				
10					3					1		1	3					
11											3	1	1					
12	2			3			1					1	1					
13												2	3	2				
14					2						2	2		1				
15																		
16									2				1	3				
TOTAL	7	5	3	3	10	0	5	0	2	2	13	22	15	12	1	1	1	0

Appendix: Detailed Waterfront Workshop Mapping Results

Sixteen groups (approximately 120 people) participated in the August 2014 MJB Waterfront workshop focused on the eastern waterfront. The groups' primary/and use is noted for each subarea in the table below.
 Housing | Retail/restaurant | Office | Open space | Industrial | Hotel/event center | Other

	North site				Southwest site		Southeast site		Overarching	
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28 th St (south)	Northern portion (between Trail and 22 nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail	Top three issues
Table 1 	High density housing with open space/ landscaping	Street connection	Office, hotel, event center. Green and explained at water.	2-3 story multi-family residential	2-3 story multi-family housing with office ground floor and central open space	Small boat/industrial in southeastern corner	Boat storage and current use	Small to medium maritime manufacturing	N/A	N/A
Table 2 	Small-scale retail and restaurant with parking behind, some office @ north end and playground @ south end	3 story multi-family residential with shed structures along 22nd	Townhouses, live/work, hotel, large-scale mixed use, plaza	Group split—residential or large scale retail	3-story retail mixed use with residential or office above	Outdoor boat storage	Current use	Medium manufacturing and current use on north end	Split yes and no • Don't make like Sequim • Need additional retail opportunities • Don't want large retail	• Don't want to exceed current height limit • Need more open space • Waterfront trail throughout • Event center planned on Port property
Table 3 	Small-scale retail, small retail anchor	Mixed use (retail) and office with townhouses, clustered around a central open space	Mixed use retail with residential, hotel, park	Neighborhood-scale anchors at north and south end with parking between (Note: high density housing west of R Ave)	Small-scale mixed use (office over retail)	Outdoor boat storage	Small-scale retail, 2-story multi-family housing, playground, live/work, small-scale retail	Medium manufacturing, large manufacturing	No.	• Reposition trail to allow uses across • Neighborhood scale retail (Trader Joe's, Target Express) • Preserve views
Table 4 (Youth) 	Mixed use with office over retail along 17 th Ave extension; Also 2-3 story multi-family residential, small office and community mercantile/dry goods	Small and large-scale mixed use residential with retail, street grid connects to external streets	Large hotel, pocket park, public waterfront, mixed-use residential with retail and townhouses stepping down to water (maximize views), event center, park, 3-story multi-family residential, townhouses, commercial marine (boat repair, industry) at 22 nd St	Large family residential (low income) with playground	Large and medium office	Industry north of 28 th and outdoor boat storage south of 28 th	Small manufacturing, industrial	Expanded educational opportunities, small business incubators/live/work along waterfront, commercial marine	No (consensus), retail needs can be fulfilled by existing retailers and community mercantile (i.e., Quimper, etc.)	• SCALE • Connectivity: link to our downtown • Fostering new, young entrepreneurs for industry, retail, laborers

	North site				Southwest site			Southeast site		Overarching
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28 th St (south)	Northern portion (between Trail and 22 nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail	
Table 5 	Small retail at north end; large and medium manufacturing	Large and medium manufacturing	Medium hotel at north end	N/A	N/A	N/A	Dog park, technical school	N/A	No.	- Marine jobs area should be kept to support the waterfront - Marine tech school - B-Family wage jobs, non-marine - Community center Notes: - Fred Meyer on Hwy 20 near Ford and Chevrolet Dr. - You have lost what Anacortes is. We need jobs and places to shop. - You must remember how this wide expansion of property came to be. It was a total removal of private homes and families. Don't put homes and families back on it, NOW!
Table 6 	Small retail	3-4 story multi-family residential and mixed use residential over retail, townhouses, and livework facing large open spaces oriented toward water, small event center	Waterfront trail (include connection along 22 nd St) and large open spaces	Public market at north end, mixed-use office with retail, and neighborhood scale anchor at south end with parking away from street	Small retail	Yard storage for manufacturing businesses	Large hotel with retail, medium event center	Small and large manufacturing, sheds, maritime or clean tech	Yes, but only on the southwest site and something like Trader Joe's.	- Reserve view for homeowners - Preserve green space - Low coefficient housing Note: landscaped parking throughout
Table 7 	Livework, 3-story mixed-use residential with retail, single-scale retail, medium office	Medium hotel, medium event center, restaurants, small retail, plaza with outdoor seating, waterfront outdoor boat storage/marine center (south end), 3-4 story multi-family residential, east/west street	Park all along waterfront, walking/biking paths, picnic areas, small event center/marine science center (attraction to bring people to town)	Townhouses with playground, Large retail (Fred Meyer photo) at south end	Townhouses with playground, retail (Fred Meyer photo) at south end	N/A	3-4 story multi-family residential, townhouses, pocket park	Medium manufacturing, sheds, outdoor boat storage	Split yes and no. Don't need more grocery or pharmacy.	- View access at waterfront - Workforce and low cost housing - Pedestrian friendly
Table 8 	Retail (Trader Joe's or co-op type store), east-west view corridors, 3-4 story multi-family residential	Expand marine trade center, small conference/event center, mixed use residential over retail (like U-Village), east-west view corridors, 3-4 story multi-family residential	Esplanade, park	Retail/commercial	Housing clusters	Boat storage	Boat storage and repair	Pacific Marine? (already in plans), LAST phase: commercial/manufacturing, office park	Tentative yes, Up to 50,000 SF ok with Anacortes "region" Alternative to big box... Scale to community	- Residential/commercial ratio (see-P4), BALANCE or uses - Building height 40' - View corridors - Public access to waterfront - No manufacturing/industrial in North site Note: Resize or subarea/overlay for North site

	North site			Southwest site			Southeast site		Overarching
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28 th St (south)	Northern portion (between Trail and 22 nd S/T Ave)	Southern portion (between T Ave and water)	
Table 9	Mostly office, including medium-scale office buildings, small scale mixed-use with office over retail. Small event center, and small open spaces	3-4 story multi-family residential, townhouses at north end, small retail and retail anchor in middle cottage housing, open space, north-south street through whole site, east-west street at 17 th Street, mixed-use housing with retail at 22 nd St and R Ave at north end	3-4 story multi-family residential, townhouses, restaurant, medium hotel, medium event center, cottage housing, pocket park, open space, continuous public access along water, keep access to N Dock for emergencies	Regional scale retail, small retail anchor	Small retail and backside of regional scale retail	Manufacturing north of T Ave with sheds south of T Ave	Green space along trail, medium and high density housing, townhouses, live/work, playground	Sheds, medium marine manufacturing, restaurant, and internal street	Regional Retail Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed? Yes. • Medium-large hotel north/convention center, variety of housing/retail/office, true mixed use – diversity • Industrial/marine manufacturing south, variety of sizes of industrial uses – diversity • Large retail southwest
Table 10	Dry goods/ice-ops/shops (2 story, 50,000 SF, brick), bike path along Q Ave, large mixed use residential over retail, small mixed use office over retail, medium office, townhouses, east-west trail to waterfront	Plaza, 3-4 story multi-family residential (condos), medium hotel with meeting space, mixed use (2 story), 3-story housing	Open space, Waterfront Seattle, esplanade, small retail, trailer boat ramp	Park, community garden, play area at north end, Medium manufacturing at south end	Park, community garden, play area, Medium manufacturing at south end	Medium manufacturing north of T Ave, outdoor boat storage south of T Ave	Boat yard, small manufacturing, medium office	Boat yard, sheds, live/work units along T Ave	No, too big, out of scale. • Public access to waterfront • Living wage jobs • Attracting business and youth with skills
Table 11	Large mixed-use office over retail, Low income sub-houses (limited to 25%),	3-story mixed-use housing over retail (40' max), 3-story multi-family residential, large mixed use office over retail	Large hotel, 3-story residential, waterfront restaurant, live/work to waterfront	Medium manufacturing at north end, and large manufacturing at south end.	same	Large manufacturing	N/A	Outdoor boat storage, Large manufacturing	• Maintain industrial base • No commercial over 40,000sf • Mixed use, varied income residential • Public access along to waterfront • Hotel wine/meal rooms – small convention center
Table 12	Small mixed use off low-income residential over retail, 3-story multi-family residential, Townhouses, live/work tofts, small mixed-use residential over retail, small retail, rear parking accessible by back road (not off arterial)	Central Commons Green area, roundabout at 22 nd St and R Ave with trail connection to waterfront	Restaurants, small retail, small mixed-use office over retail, medium event center, medium hotel, waterfront trail	Small retail, 3-story multi-family residential, large mixed-use office over retail, green space (facing street), neighborhood retail anchor (Trader Joe's), Small and Medium office, small and large office mixed use over retail (at corners) on 28 th St	restaurant, small retail, small residential over retail, 3-story multi-family residential	Large and small office	Housing clusters, common area playground, small retail	Sheds, Medium manufacturing	Yes, i.e. Trader Joe's Create a village • Residential/Retail / Entertainment / Lodging • Walkway • Mixed housing 3rd option – Trader Joe's

North site					Southwest site		Southeast site		Overarching
	Facing Q Ave (west)	Middle	Facing water (east)	Facing R Ave (west)	Facing T.T. Trail (east)	T Ave & 28 th St (south)	Northern portion (between Trail and 22 nd St/T Ave)	Southern portion (between T Ave and water)	Regional Retail
Table 13	Hotel parking, small mixed use residential over retail, connectivity to CBD-Dapoz	North/South Street (with trees, bike lanes, sidewalks – 52' wide), hotel, large mixed use office over retail, small retail, townhouses, small mixed use residential over retail, playground, cluster housing	Plaza at north end, small mixed-use residential over retail, 20' waterfront trail, townhouses, small retail, housing clusters	Livework lots, 3-story multi-family residential, mixed retail/residential open space, 3-4 story mixed use multi-family residential over retail	Townhouses, green space, neighborhood-scale retail anchor, mixed retail/residential / common green space	Medium, large office with internal parking	Landscaped, industrial park, (multi-sized units; mainly small and standard), pocket park	Medium manufacturing, sheds, Marine industrial/manufacturing	Does the group feel that it would be acceptable to integrate regional-scale onto the site, provided it's well designed?
Table 14	Small mixed-use office over retail, plaza, open residential over retail, neighborhood-scale retail anchor	Small retail, small mixed use residential over retail	Large hotel, pocket park, public beach access, playground, restaurant, 2-3 story residential	Medium office with parking behind	Parking (for medium office)	Industrial north of T Ave, and boat storage trailer parking south of T Ave	Livework lots, boat storage, small manufacturing	Small and medium manufacturing, small boat ramp, outdoor boat storage	No
Table 15	Small retail anchor, small retail, small office, medium hotel parking	Cluster housing, pocket park, 3-story multi-family residential, medium and large office, small mixed-use residential over retail, long line of townhomes	Small boutique, Medium and large hotel (all on waterfront), plaza, restaurant, 30' trail (with landscaping and trees), waterfront playground at end of street connecting to end of R Ave,	Parking, small retail	Neighborhood-scale retail anchor at south end along T Ave.	N/A	N/A	N/A	Split;
Table 16	Neighborhood-scale retail anchor (60-100K sqft), Livework lots, small retail with parking behind	Parking, road, restaurant, small boat storage at 22 nd St	Large hotel (2-3 stories), medium event center, trail, small boat access (SE corner), covered open space	3-story mixed-use multi-family residential, residential over retail (at SW corner), housing clusters (at southern end)	Townhomes (2-3 stories) trails connecting to waterfront	Marine industry	Parking, small mixed-use office over retail, trail to waterfront	Marine industry (float plane port, deep water large boat lift), trail along waterfront, waterfront pocket park	Consensus concern – if yes, what if it fails, then what happens to this large edifice
									If yes, can parking be underground?
									Yes;
									• Close to downtown
									• Connected Walkways
									• CD with hotel and event center
									• Multi-purpose
									• Public access to waterfront
									• Integrate housing with retail and industry
									• Transportation (& Walkability)
									• Between Downtown and developed area - unutilized
									• Transit issues and connectivity must be addressed.
									• Protection of waterfront sightlines/ access
									• Business financially accessible to ALL, not solely upscale
									• If we are to develop an event center or equivalent – making sure it has year-round draw rather than seasonal
									• Everyone wanted better public beach and boat access
									• Most felt mixed use residential over business was desirable
									• If we are to develop an event center or equivalent – making sure it has year-round draw rather than seasonal
									• Transit issues and connectivity must be addressed.
									• No; Only one member wanted bigger retail. The rest thought large retail was doomed to fail. Small retail addressing specific gaps (i.e. dry goods, sporting goods) was better in keeping with community values and charm
									• Does not fit nature of city
									• Don't want to destroy downtown
									• Would not fit nature of existing retail
									• Quality of merchandise at Target/Fred Meyer stores
									• Not sustainable
									• Lots of greenbelts require landscaping, need strict design standards to ensure this happens
									• We say we need mixed retail, but what we are getting is second hand "antique" stores
									• Angle buildings to preserve view corridors
									• Preserve waterfront for waterfront uses
									• Top three issues

From: [PETE PETERSON](#)
To: [Grage, Libby](#)
Subject: Lot coverage
Date: Tuesday, November 13, 2018 9:13:05 PM

Libby,

I am concerned about 50% lot coverage in the R4 zoning. I think with lot coverage and parking issue it makes more sense to require storm water retention than to limit lot coverage especially if density is unlimited. I own 4 contiguous lots with 16800 SQ feet and would like more options available.

Best regards

Pete Peterson

360-540-8215

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.