



## Notice of Availability

Including written comment period, public hearing date, and environmental determination.

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| Publish Date:              | March 30, 2022  |
| Proposal Name:             | City of Anacortes 2021 Docket of Proposed Comprehensive Plan and Development Regulation Amendments  |
| Documents Available at:    | <a href="https://www.anacorteswa.gov/1321/Comprehensive-Plan-Amendments">https://www.anacorteswa.gov/1321/Comprehensive-Plan-Amendments</a> |
| Lead Agency:               | City of Anacortes Planning, Community & Economic Development Department   |
| Contact Person:            | Libby Grage, Planning Manager   |
| SEPA Responsible Official: | Don Measamer, Director  |
| Public Hearing Body:       | Anacortes Planning Commission   |
| Public Hearing Date:       | Wednesday, April 20, 2022, at 6:00 PM   |
| Written Comment Deadline:  | Friday, April 22, 2022, at 5:00 PM  |

### Proposal Description

The Growth Management Act provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation” (RCW 36.70A.130(1)(a)) and requires Anacortes to periodically accept petitions for amendments or revisions to the Comprehensive Plan policies, future land use map, and development regulations. Anacortes implements this requirement through Anacortes Municipal Code (AMC) Chapter 19.16, Legislative Actions, which describes the process for annual amendments.

The 2021 Docket, established by City Council [Resolution 3042](#), consists of amendments to the Anacortes Comprehensive Plan and Development Regulations as summarized below:

### Public Proposals

- P1. Amend Comprehensive Plan Goal H-1 of the Housing Element to add two new policies regarding the regulation of short-term rentals.

- P2. Skillings Future Land Use Map Amendment. Amend the Comprehensive Plan future land use map to change the designation of a portion of P33058 & P33059 (southeast corner of 35<sup>th</sup> St. & V Ave. intersection) from Industrial to Residential Medium Density.
- P3. Toward Zero Waste Policy. Amend the Comprehensive Plan Utilities Element to add a new goal to increase recycling and composting to 65% of the municipal solid waste stream, and related policies.

### **City-Initiated Proposals**

- C1. Amend Comprehensive Plan Introduction Section, to remove plan titles that are not required to be incorporated by reference, update remaining plan titles and dates.
- C2. Amend *Anacortes Municipal Code (AMC) 19.20.070 Vesting*, to clarify vesting provisions for land use permit applications.
- C3. Amend *AMC 19.22 Concurrency*, to add language regarding Director establishment of a concurrency facilities review and monitoring program; add application requirements and review fee language.
- C4. Amend the *AMC 19.43.020.B Adult Family Home* definition, to reflect changes to RCW 70.128.010 which allows provision of services to up to 8 adults upon approval by DSHS.
- C5. Amend *AMC 19.52 Public Street Design*, to update terminology used for on-street parking facilities.
- C6. Amend *AMC 19.52.040.A.2 Modified and Special Standards*, to clarify process for adoption of special standards for a street or neighborhood.
- C7. Amend *AMC Table 19.52.040.E Lane Design Standards*, to add requirements for integration of guest parking when a “Lane” street is developed.
- C8. Amend *AMC 19.52.080 Street Names and Signage*, to allow the Fire Marshall or Public Works Director to require that No-Parking signage or other curb/pavement markings be installed as part of new street development in certain circumstances.
- C9. Amend *AMC 19.53.030.B Driveway Location*, to clarify what is meant by “Lowest volume street” and clarify alley access and driveway relocation requirements.
- C10. Amend *AMC 19.66 Fences*, to specify when a fence permit is required and other minor clarifying amendments.
- C11. Amend *AMC 19.67 Signs*, to fix incorrect cross references and typos. Address potentially conflicting provisions for commercial and noncommercial temporary signs located in the public right of way and clarify placement standards.

More information and public comments are available at the website listed above.

### **SEPA Threshold Determination**

The City of Anacortes has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a

completed environmental checklist and other information on file with the lead agency and is available upon request.

The threshold determination is issued under a separate cover, available on the website and the address above. The City of Anacortes will not act on this proposal during the comment period. Written comments regarding the Determination of Nonsignificance must be submitted by the deadline above and in the same manner as other comments. Appeals of this environmental determination may be made per the procedures outlined in AMC Ch. 18.04 and Ch. 19.20 by April 22, 2022, at 5:00 PM. Additional information regarding the appeal process may be obtained from the City of Anacortes PCED Department, 360-299-1984.

## **How to Comment**

Comments are accepted via email, paper, or verbally. All written comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the proposal name (“2021 Docket of Comprehensive Plan and Development Regulation Amendments”).

**Email comments** are preferred and must be sent to [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org). Please include your comments in the body of your email message rather than as attachments.

### **Paper comments may be mailed or delivered to:**

City of Anacortes  
Planning, Community & Economic Development Department  
ATTN: Libby Grage  
P.O. Box 547 / 904 6<sup>th</sup> St.  
Anacortes, WA 98221

**Verbal comments** may be made at the Public Hearing. The public hearing will be held as hybrid meeting, with virtual and in-person attendance options. Virtual meeting access and participation information can be found here:

<https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>