SEPA Environmental Checklist
Addendum

City of Anacortes, Washington
Planning, Community & Economic Development
904 6th Street/P.O. Box 547
Anacortes, WA 98221

Introduction

The City of Anacortes SEPA Determination of Non-Significance (DNS) for the City’s 2016 Comprehensive Plan Update states that “The Comprehensive Plan proposals include extension of the City’s planning horizon to 2036 with updated growth targets; policy and text amendments to correspond with changes to state and regional guidance, reflect evolving community vision and city policy, increase readability, clarify direction, remove redundancies and add new/updated information. Amendments to the Future Land Use Map (FLUM) are proposed to provide greater capacity and flexibility for residential and commercial development in various locations throughout the City.” The expanded SEPA Checklist and DNS for this proposal were issued on March 16, 2016.

This addendum provides updated information on map and text amendments to the draft Comprehensive Plan described in the original Environmental Checklist, which had been prepared based on the Planning Commission recommended draft. Since that time, the draft Plan has undergone continued review by the public and the City. There have been numerous text changes to clarify word intent, addition of new policies as new issues were identified, and revisions to the Future Land Use Map to better conform to the City’s vision for the future.

Purpose of Addendum

According to WAC 197-11-600 and 197-11-706, an Addendum is an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in an existing environmental document. An Addendum may be used at any time in the SEPA process. As such, this Addendum provides updated information and review related to proposed revisions to the Future Land Use Map and policies in the Anacortes 2016 Comprehensive Plan update described in the SEPA Environmental Checklist prepared by the City of Anacortes.

The Addendum has been prepared in accordance with the procedures outlined in WAC 197-11-625. The updated information provided in this Addendum does not substantially change the environmental analysis contained in the SEPA Checklist and DNS issued on March 16, 2016.

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Updated Description of Proposed Action

This section provides an updated description of the proposed action. Changes that have been proposed to the 2016 Comprehensive Plan Update since preparation of the SEPA Checklist and DNS issuance on March 16, 2016 include:

1. **Revisions to the draft Future Land Use Map.** These revisions are shown in the current draft Future Land Use Map (Attachment 1) and summarized below. It should be noted that, with the exception of Area G, all of the revisions are shown below are in areas that were identified in the SEPA Checklist as subject to further review or possible further review.

<table>
<thead>
<tr>
<th>Map Location</th>
<th>Prior Proposed Change</th>
<th>Proposed Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Decrease the minimum lot size from 7,500 square feet to 6,000 square feet in the R-2 designation</td>
<td>Decrease the minimum lot size from 7,500 square feet to 6,000 square feet for R-2 area east of Anacoppper Mine Road</td>
</tr>
<tr>
<td>B-1</td>
<td>Decrease the minimum lot size from 6,000 square feet to 4,500 square feet in the R-3 designation outside of Old Town</td>
<td>No change to regulations; but make overlay into its own zone</td>
</tr>
<tr>
<td>G</td>
<td>Potential Marine Mixed Use in mapped area</td>
<td>No change to regulations</td>
</tr>
<tr>
<td>J</td>
<td>In the Sharp's Corner area, re-designate mapped area from LM-1 to R-4</td>
<td>Change to R-4 with Mixed Use Business Overlay</td>
</tr>
<tr>
<td>O</td>
<td>In the Ship Harbor area, re-designate mapped area from CM to R-3</td>
<td>Change to R-2</td>
</tr>
<tr>
<td>P</td>
<td>Adopt a Medical Overlay for the Island Hospital site — consider design guidelines and other measures</td>
<td>Establish a “Medical Overlay” centered on Island Hospital and adjacent medical facilities. Continue to refine overlay boundary</td>
</tr>
<tr>
<td>S</td>
<td>In the CM designated area near Weavering Spit, allow increased residential use</td>
<td>No change to regulations; continue to explore potential new designation that is consistent with SMP designation</td>
</tr>
<tr>
<td>Y</td>
<td>Conduct further study of change from LM to R3 or other transitional zone (this area was omitted from the list in the March 16 SEPA Checklist, but shown in the map included with the Checklist).</td>
<td>Explore a transitional zone with possible live/work opportunities that preserves a buffer between Old Town and industrial uses</td>
</tr>
</tbody>
</table>

2. **Introduction and Vision.** New text identifies other plans that are incorporated by reference;

3. **Land Use.** In Table LU-1, land use designation descriptions have been generalized; Table LU-2 is a new table that describes overlay designations and a new Mixed Use Business Overlay designation has been added; addition of text to consider potential subarea planning for the Sharpe's Corner

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and maritime areas, revised land capacity estimates based on the proposed changes to land use designations;

4. Housing. Addition of new policy H-3.7 that supports consideration of an inclusionary housing program as a means of increasing the City’s affordable housing supply;

5. Economic Development. Addition of new policy ED-1.7 encouraging low impact, home-based businesses in residential areas, new policy ED-2.6 encouraging uses that provide gathering and meeting places, new policy ED-2.7 for consideration of implementing limits on non-retail uses in the core Central Business District, new policy ED-2.8 for consideration of expanding small commercial nodes in non-commercial zones to expand local neighborhood access to goods and services, new policy ED-4.7 supporting planning for the March Point area as economic conditions and transportation methods change;

6. Environment & Conservation. Addition of new policy EC-7.3 considering development of a tree removal permitting process, new policy EC-8.2 encouraging consideration of solar access in building and site design, EC-8.8 encouraging creation of an energy conservation microloan program;

7. Transportation. Addition of new policy T-2.6 that supports a non-motorized travel awareness campaign, T-2.22 regarding filling gaps in the non-motorized transportation network, addition of recommendations for non-motorized capital projects, updates to the recommended improvement projects to maintain levels-of-service project descriptions and estimated costs, addition of 20-year transportation revenue and expenditure estimates and an intergovernmental coordination section;

8. Utilities. Addition of new Goal U-8 and supporting policies for sustainable water supply to ensure availability of water for future generations; and

9. Minor text revisions throughout the draft Plan to clarify intent, reflect current conditions or other minor changes that do not significantly impact policy direction.

**Updated Environmental Review**

**Land Use and Economic Development.** The proposed map changes to the FLUM, text changes to the discussion of land use designations, and economic development text changes to support economic vitality would not significantly impact residential or employment land capacity. Nor would proposed changes significantly impact land use compatibility or community character. Draft policy language would continue to help to mitigate any minor compatibility impacts associated with growth and development and to enhance community character. Economic development policies would continue to promote a measure to strengthen a sustainable and diverse economy in Anacortes.

No land use impacts are anticipated for this programmatic proposal. Future site-specific development applications consistent with new development standards would be subject to project-level SEPA review and public comment opportunities.

**Housing.** The proposed amendment supporting consideration of an inclusionary housing program would not impact housing supply or character in Anacortes. If implemented, it could strengthen City support for more affordable housing in the City.

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No housing impacts are anticipated for this programmatic proposal. Future site-specific development applications consistent with new development standards would be subject to project-level SEPA review and public comment opportunities.

**Environment & Conservation.** The proposed amendments to the Environment & Conservation element would continue and reinforce the Plan's emphasis on sustainability and sustainable building practices. Depending on how it is implemented, consideration of additional regulatory review of tree removal, as proposed in new policy EC-7.3, could reduce potential environmental impacts related to natural hazards, such as landslides, and improve fish and wildlife habitat. The environmental impacts of these new policies would likely be positive and no adverse impacts are anticipated.

**Transportation.** The proposed amendments to the Transportation element would increase pedestrian safety and support filling in gaps to the pedestrian and bicycle network. These proposed new policies would support the Plan's goals for safety and mobility and would like result in positive environmental impacts. No adverse impacts are anticipated.

**Utilities.** The proposed amendment to the Utilities element to support to ensure a long-term water supply for future generations would support energy conservation and long-term sustainable water system capacity. This proposed change could result in positive environmental consequences and no adverse impacts are anticipated for this programmatic proposal. Future site-specific development applications consistent with new development standards would be subject to project-level SEPA review and public comment opportunities.

**Other elements of the environment.** No updated information or analysis is provided in the Addendum for additional elements of the environment contained in the original SEPA Checklist, the updated project description is not expected to result in additional impacts to these elements.

**Conclusion**

Following issuance of the SEPA Environmental Checklist and DNS for the 2016 Comprehensive Plan Update, the City of Anacortes has considered and proposed further amendments to this proposal. An updated description of this proposal and potential impacts to land use, economic development, housing, environment & conservation, transportation and utilities associated with the revised proposal are contained in this Addendum. The result of this review indicates that no new probable significant adverse impacts are identified as a result of the additional detail. Therefore, the March 16, 2016 SEPA Determination of Non-Significance for this proposal remains unchanged.

**SEPA Lead Agency:** City of Anacortes  
**Responsible Official:** Don Measamer  
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Signature _______ Date: 7-14-16

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