

Date: November 6, 2020  
 To: Libby Graze, Planning Manager  
 From: Alex Capron, Environmental Planner  
 TWC Project Number: 180755  
 Project Name: Anacortes SMP Periodic Update

**Subject:** Cannery SED Analysis

This memo provides information about the existing Shoreline Master Program (SMP) Shoreline Environment Designation (SED) landward of two former canneries along the Guemes Channel as it relates to underlying zoning and future land uses.

**Current Conditions**

The study area consists of the Urban SED between H Ave and B Ave and along the Guemes Channel. Within this study area, the Urban SED ranges in depth between 15' and 100' landward from the Ordinary High Water Mark (see yellow area shown in Figure 1).

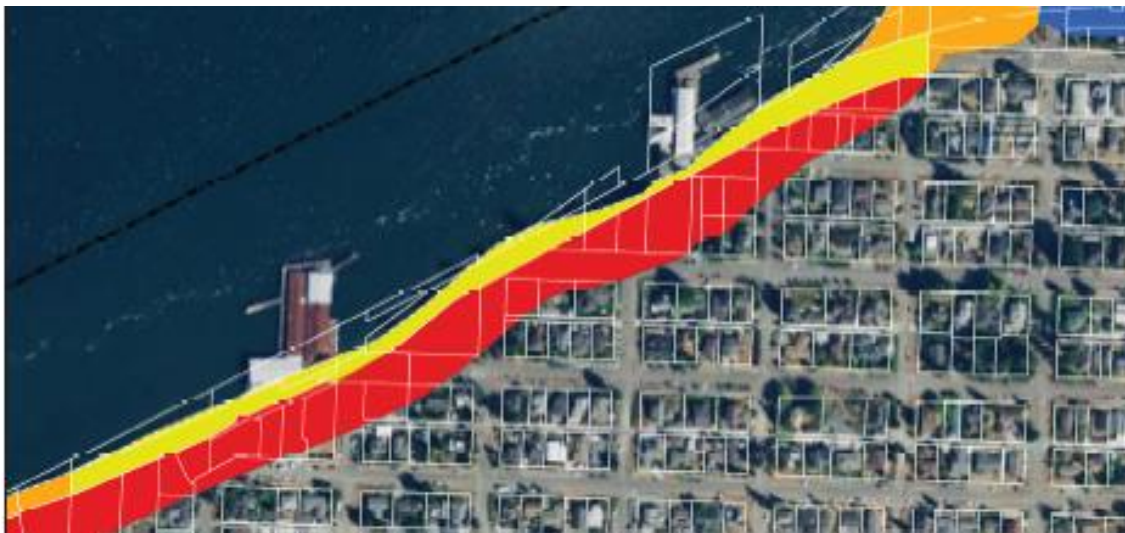


Figure 1. Shoreline Environment Designation Map (2010 Shoreline Master Program)

Most of the shoreline area between the former Sabastian-Stuart cannery and the former Shannon Point Seafoods cannery (both overwater structures) is armored with rip-rap along with the former Great Northern railroad grade and access to these structures. There is a vegetated bluff (>10 meters high) that separates residential uses near the top of bank from the marine shoreline. The landward portion between the overwater structures and the bluff is fairly narrow, ranging from 35 to 60 feet. The bluff is identified as “Unstable” by the Coastal Zone Atlas.

The canneries are almost entirely overwater within the Aquatic SED, which aligns with the underlying light manufacturing zoning. Re-use of these historic structures for commercial, industrial, and mixed use is permitted, so long as the use is water oriented. Landward of the OHWM, the Urban SED and R2A/Old Town zoning designations overlap. Further, the Future Land Use Map adopted as part of the City's 2016 Comprehensive Plan update forecasts single-family residential use (Old Town and Residential Low Density-2) in these locations (see Figure 2 below).

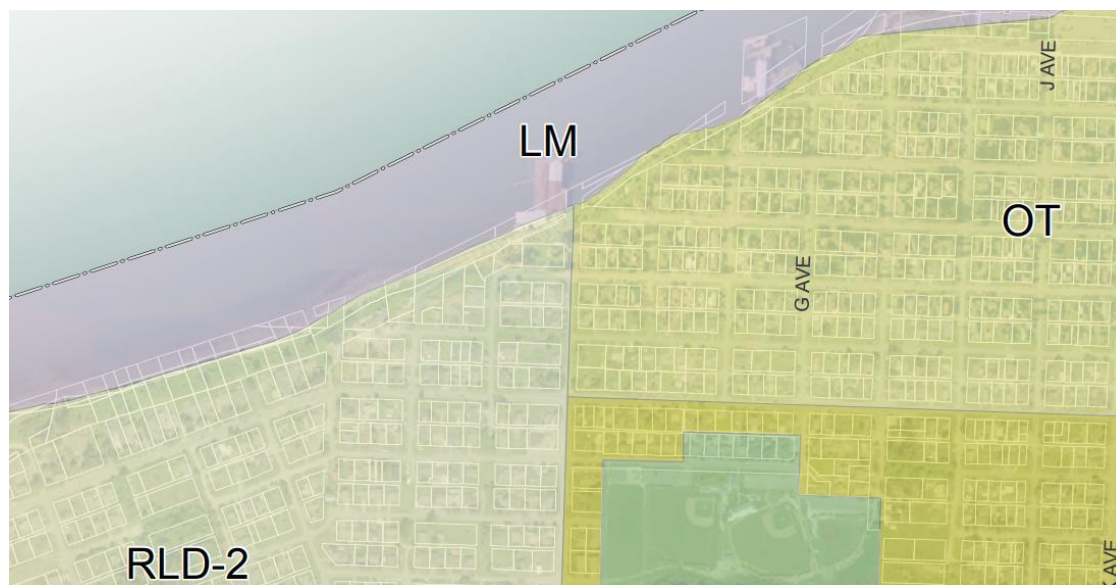


Figure 2. Future Land Use Map (2016 Comprehensive Plan)

### Inconsistency with Zoning

The Urban SED calls for areas that support or are planned for commercial or industrial development, according to the Designation Criteria and Rationale listed within SMP Section 5.10, Urban. However, the underlying residential zoning largely prohibits both industrial and most commercial uses, with the exception of conditional uses including parking (if public only), bed and breakfast (lodging) and neighborhood grocery store, per Anacortes Municipal Code (AMC) 19.41.040.

Both the AMC and the SMP also contain provisions which anticipate potential conflicts between one set of development regulations and another. The Anacortes Municipal Code grants the administrator (PCED Director) authority to make interpretations regarding its provisions (AMC 17.08.080). The Shoreline Administrator (PCED Director) has overall administrative responsibility for the master program and is authorized to advise interested citizens, project proponents of the goals, policies, regulations and procedures of the master program (AMC 18.16.100).

In sum, the Old Town and R2A single-family zoning regulations are most restrictive and govern use of the site. As such, the Urban shoreline designation is inconsistent with the underlying single-family uses allowed and contradicts the intent of this designation.

### Future Uses & Next Steps

The City's long-term vision for the area between the existing canneries and single-family residences is to provide for a future extension for the Guemes Channel Trail. This can be accomplished through an easement with the property owner or via direct purchase. Both Urban and Shoreline Residential shoreline designations allow a trail, as well as the underlying residential zoning.

Through a change in shoreline designation from Urban to Shoreline Residential, the SMP will align with the future single-family land use anticipated for this area, consistent with the 2016 Comprehensive Plan Update. This shoreline designation change will improve the compatibility between the SMP, City zoning, and Comprehensive Plan, thereby ensuring regulations are more predictable for the City and future applicants.