City Of Anacortes Planning Commission Recommendation
2016 Comprehensive Plan Periodic Update
Findings of Fact, Reason for Action, and
Action Taken

I. Findings of Fact and Reasons for Action

1. The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations under RCW 36.70A.130(1). The City of Anacortes’s deadline to complete the update is June 30, 2016.

2. Growth Management Act (GMA) planning goals are set forth in RCW 36.70A.020. The GMA citizen participation and coordination planning goal is to “Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts” (RCW 36.70A.020(11)).

3. The GMA requires the City to establish and broadly disseminate a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans (RCW 36.70A.140). The City developed a Public Participation Plan to guide the planning process and has followed that plan.

4. The Public Participation Plan directed the establishment of a Community Advisory Committee (CAC), made up of a diversity of community members to support the Planning Commission in data collection, community engagement and creating recommendations for the citywide vision, plan concepts and alternatives, and preferred plan direction. The CAC held 28 regular meetings to discuss and develop recommendations regarding the Comprehensive Plan update.

5. The City established a project website for the 2016 update at: http://www.cityofanacortes.org/comprehensive_plan_development_2016.php. This website was a central point of information about the purpose of the project and schedule for public meetings. All documents were posted and available for public review.

6. The City held a series of four community workshops, where the public was invited to participate to broadly define the desired community future, provide input on the scope of the periodic update (March 27, 2014 and April 30, 2014), focus on the Fidalgo Bay waterfront (August 26, 2014) and to evaluate land use alternatives (February 26, 2015).

7. The Anacortes Planning Commission held a series of 13 public meetings from June 2014 through June 2015. Public comments were provided during these meetings. The Planning Commission
considered public input from a variety of sources including CAC recommendations, staff recommendations, city recommendations, public comments and agency comments.

8. The CAC, Planning Commission and City Council held joint meetings on September 9 and 22, 2014, and again on March 25 and April 8, 2015 to discuss CAC recommendations and to provide input on the direction of the Comprehensive Plan update.

9. Based on review of the 2012 Comprehensive Plan and input from the public, stakeholders, CAC, Planning Commission and City Council, an initial Draft 2016 Comprehensive Plan, including updated growth targets, policy and text amendments and future land use map amendments was prepared and released for public review in October 2015 (“Draft 2016 Comprehensive Plan”).

10. The proposed Draft 2016 Comprehensive Plan was posted on the City website.

11. A public open house to introduce the Draft 2016 Comprehensive Plan and to gather public input was held on December 8, 2015.

12. Notice of Planning Commission public hearings for the Draft 2016 Comprehensive Plan and that the proposal had been posted on the City website, was sent to citizens, property owners, media, cities, Skagit County, Tribal governments, local agencies and groups, service providers, and to the City’s Comprehensive Plan update email distribution list.


14. The Anacortes Planning Commission held public hearings on January 6, January 13, January 20 and January 27, 2016 and additional public meetings on February 3, 17 and March 2, 2016. All persons desiring to comment on the proposed amendments were given full and complete opportunity to be heard.

15. All written public comments received have been posted on the City website.

16. In developing its recommendation, the Planning Commission considered the recommendations developed by the CAC, public input at community workshops, written public comments, public comment through the public hearing process, and the environmental information developed through the integrated GMA/SEPA process.

17. The Draft 2016 Comprehensive Plan is consistent with and implements the GMA planning goals. The proposed amendments conform to the applicable requirements of the GMA.

18. Notice of the subject amendments will be submitted to the Washington State Department of Commerce in 2016 pursuant to RCW 36.70A.106.

19. The Planning Commission bases its Findings of Fact and Reason for Action on the entire record of the Planning Commission, including all testimony and exhibits. Any finding, which should be
II. ACTION TAKEN

1. At its special meeting on March 2, 2016, the Planning Commission voted to recommend approval of the Draft 2016 Comprehensive Plan ("Second Draft – Planning Commission-Recommended Version"), subject to the following changes to the preferred alternatives as shown on the Proposed Land Use Designations Map (dated August 13, 2015) (Exhibit 90):

<table>
<thead>
<tr>
<th>Map Letter</th>
<th>Current Designation</th>
<th>PC recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>R2</td>
<td>Reduce the minimum lot size from 7,500 sq. ft. to 6,000 sq. ft. only for the R2 area east of Anacopper Mine Road</td>
</tr>
<tr>
<td>B-1</td>
<td>R3 (Old Town)</td>
<td>Retain existing minimum lot size (6,000 sq. ft.); make Old Town Overlay area its own zone</td>
</tr>
<tr>
<td>G</td>
<td>Industrial (I)</td>
<td>Retain existing industrial designation</td>
</tr>
<tr>
<td>O</td>
<td>Commercial Marine (CM)</td>
<td>Change to R2 with a minimum lot size of 6,000 sq. ft.</td>
</tr>
<tr>
<td>Y</td>
<td>Light Manufacturing (LM)</td>
<td>Change to Old Town designation</td>
</tr>
<tr>
<td>W</td>
<td>Light Manufacturing (LM)</td>
<td>Change to R3</td>
</tr>
</tbody>
</table>

Exhibit 115 illustrates track-changes incorporating the Planning Commission Recommendations to the text of the document.

2. The Planning Commission did not reach a consensus on a preferred alternative for the following Proposed Land Use Designations Map letters and forwards the following comments to the City Council:

<table>
<thead>
<tr>
<th>Map Letter</th>
<th>Current Designation</th>
<th>PC comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>Commercial Marine 1 (CM1)</td>
<td>Several commissioners were opposed to allowing residential uses in this area due to concerns about incompatibility between residential and industrial uses; also the preservation of access to the barge channel near 22nd St. was felt to be of primary importance. The majority of commissioners were in favor of changing the designation to Marine Mixed Use and while compatibility issues were a concern, felt that those could be addressed through</td>
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<table>
<thead>
<tr>
<th>P</th>
<th>R4A and Commercial (C)</th>
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<tbody>
<tr>
<td></td>
<td>Some commissioners felt that extending the proposed Hospital Overlay area to Commercial Ave. would have a negative impact to existing businesses within the proposed overlay area, and were concerned with the potential loss of taxable retail sales along Commercial Ave. due to conversion of the property to hospital uses. Another concern was the potential for the proposed overlay area along Commercial Ave. to be developed as parking, as depicted on Island Hospital's long range planning documents. It was suggested that the Overlay extend only as far east as the north/south alley behind the parcels fronting on Commercial Ave. Other Commissioners felt that extension of the overlay to Commercial Ave. would help facilitate better access and allow the hospital to make long term plans needed to continue to provide services to the community. A majority of commissioners were in favor of allowing increased height provided design standards were developed.</td>
</tr>
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3. The Planning Commission confirms its recommendation of approval for the remaining Proposed Land Use Designations Map preferred alternatives as shown on Exhibit 90.

Marty Laumbattus, Chair  
City of Anacortes Planning Commission

Date Signed: 3-14-2016

Attachment:
2. Exhibit 90 – Proposed Land Use Designations Map