

# City of Anacortes 2016 Comprehensive Plan Update

## Frequently Asked Questions

The 2016 Comprehensive Plan update has been completed. The plan was approved by City Council on July 18, 2016 (Ordinance 2982).

- **What is the Comprehensive Plan?**

The Anacortes Comprehensive Plan (the “Plan”) is the main policy document that guides the City’s evolution and growth. The Plan identifies the desired type, configuration, appearance, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services like streets, trails, and utilities, the designation of open spaces and parks, and the range of housing options. The Comprehensive Plan also serves as a guide in the future drafting of regulations, budget prioritization, capital improvement priorities, and other City actions and investments.

- **What is the Comprehensive Plan update?**

The Washington State Growth Management Act (GMA) requires that every eight years the City review, and if needed, revise the Comprehensive Plan and development regulations to ensure that the Plan and regulations comply with State, Regional, and Countywide policies and regulations. It is also an opportunity for the community to establish and periodically revisit the City’s long range vision and reshape implementing goals, policies, and priorities. There is also an opportunity to amend the Comprehensive Plan once per year (annual amendment cycle).

- **How will this affect my property or neighborhood?**

The 2016 Comprehensive Plan impacts each and every one of us because it guides the future development of Anacortes. It provides direction for how Anacortes will look in the coming years and guidance for balancing growth, environment, economic development, services and character. However, the Comprehensive Plan is not a “zoning regulation” and does not affect existing and approved zoning and development regulations for a property. It serves as a guide for the future drafting of zoning and development regulations, which are what regulate specific aspects of a property’s use and development, such as the minimum lot size, allowed uses, maximum building height, etc.

All the zoning rules and regulations that applied to a property before the adoption of the 2016 Comprehensive Plan still apply, and will continue to apply until zoning and development regulations are updated to reflect the direction in the 2016 Comprehensive Plan. Updates to the development regulations are where the details get worked out, and the process will include many opportunities for public review and input, including public hearings before the Planning Commission, and final adoption by the City Council. So while adoption of the 2016 Plan is an important milestone, it is by no means the end of the process.

Here is a look at the anticipated timeline for the upcoming zoning/development regulation updates:

- Fall - Winter 2016: Develop draft concepts for code updates
- Winter 2016 - Spring 2017: Public workshop(s), stakeholder meetings; release 1<sup>st</sup> full draft of updated zoning/land use code; joint PC/CC meeting
- Spring – Summer 2017: Planning Commission public meetings and hearings; City Council meetings to refine and adopt code

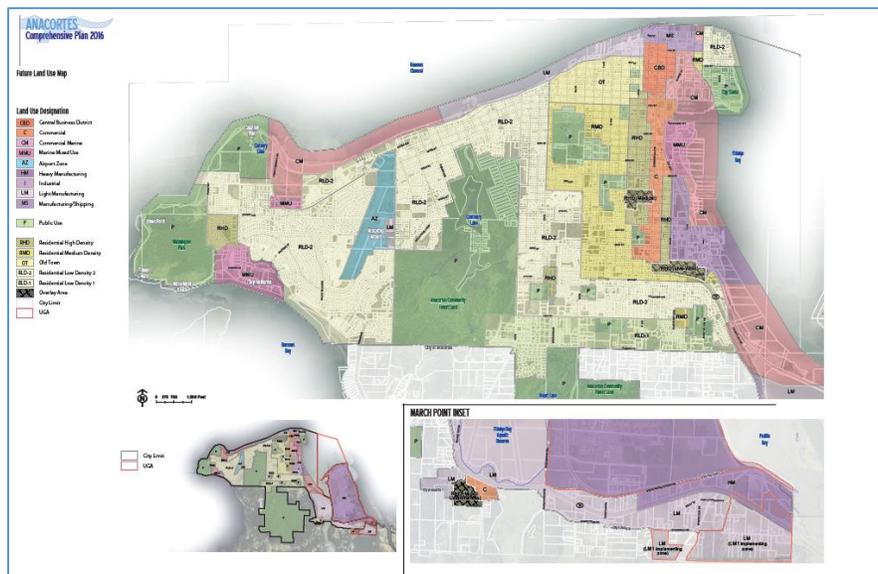
The City is also in the process of several other mandated development code updates, including stormwater management and critical areas code updates, and is working to make improvements to land use permit procedures to improve clarity for citizens, property owners and staff. These updates are anticipated to occur during the fall/winter of 2016 and will include opportunities for public review and input.

• **What is the difference between the Future Land Use Map (FLUM) and the Zoning Map?**

Prior to the 2016 Comprehensive Plan Update, the City had a combined Future Land Use and Zoning Map. This meant that all the future land use designations and zoning designations were the same. As part of the 2016 update, the two maps were separated. The reason for this is that the Comprehensive Plan directs various changes that require zoning regulations to be developed and updated prior to rezoning various areas. Having separate maps allows this process to occur.

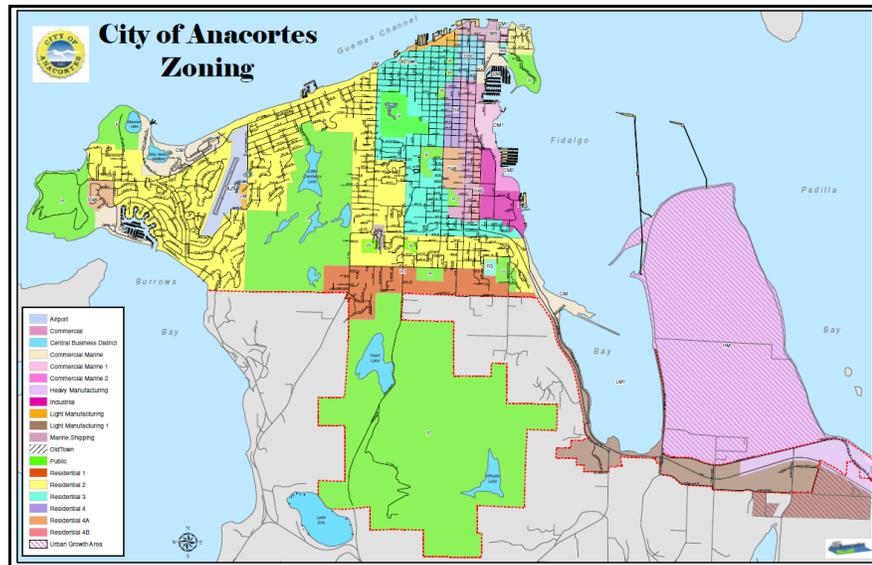
**Future Land Use Map**

The **Future Land Use Map (FLUM)** is a map required by the Growth Management Act that depicts a long-term vision of how and where the City will grow and change over the next 20 years to accommodate expected population and job growth. It is about the future. Proposed changes in zoning must be consistent with the FLUM. The FLUM is part of the Land Use Element.



## Zoning Map

The **Zoning Map** is about what is allowed today. Decisions about the Comprehensive Plan provide guidance for subsequent decisions about zoning. The City's zoning map shows how land can be used and what can be built on any given property. Zones are more specific than the Comprehensive Plan designations shown in



the Future Land Use Map and come with a set of rules (included in the City's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights, required setbacks from property lines).

- **Questions?**

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