

2016 Comprehensive Plan Update

Public Comment Summary

This document includes written comments received through June 23, 2016. The full text of each comment/letter summarized in this document can be viewed here: http://www.cityofanacortes.org/public_comments.php.

The comments are categorized based on Comprehensive Plan Element.

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Land Use

#	Date	From	Comment(s) Summary	Staff Response
1	10/20/13	Gilhousen	Request for consideration of UGA expansion in the Heart Lake area	The City Council decided not to pursue expansion of the UGA as part of the 2016 periodic review and update.
2	11/19/13	Barto	Request for consideration of UGA expansion in the Scimitar Ranch area	The City Council decided not to pursue expansion of the UGA as part of the 2016 periodic review and update.
3	12/18/13	Huston	Request for consideration of UGA expansion in Heart Lake area	The City Council decided not to pursue expansion of the UGA as part of the 2016 periodic review and update.
4	4/3/14	Bawden	The City should consider being proactive in preserving sites downtown and on the waterfront for community meeting/gathering places.	Please see Goal LU-5 – Community Gathering Space.
7	5/5/14	Derig	Comments encouraging connectivity for pedestrians and bicycles, art, greenbelts, shoreline paths, connecting commercial district, downtown and the waterfront.	Please see Policies ED-3.14, PR-2.3; PR-7.2, and Goal PR-9 and others, which direct improving pedestrian and bicycle connections between downtown and the waterfront and identification and retention of wildlife corridors.
8	4/17/16	Burke	Link to <i>How We Can Eat Our Landscape</i> Ted Talk.	Please see Policy LU-4.4 regarding use of ROW for food gardening, Policy LU-10.5 encouraging location of fresh food markets and community food gardens; and Goal EC-12 related to food security and promoting a resilient local food system.
11, 14, 15	Various	Barnes	Comments regarding inaccuracies on an Existing Land Use Map that was provided at the 4/30/14 public workshop.	The existing land use information has been updated.
13	5/9/14	Smith	Ideas for tourist activities to promote Anacortes as a tourist destination.	See Goal ED-3 and associated policies regarding enhancing year round opportunities for sustainable tourism.
16	5/23/14	Derig	Encourages reviving an interest in the “City in a Park” study that was included in the Anacortes Parks Department Plan from 1996.	Please see the Parks, Recreation & Open Space Element which contains many elements of this study.
18	7/2/14	Douglas	Request to adapt the HM zone to include commercial, highway retail, service station and transient commercial uses.	Please see the Proposed Land Use Designations map which directs consideration of expanding certain commercial uses along SR20 in certain locations.

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20, 21, 23, 24, 25, 27, 37, 61	Various	Trafton, Hadley, Martin, Moore, Storme, Stromberg, Adams, "Citizens of Anacortes"	Comments in support of a Fred Meyer-type store.	<p>Please see Goal ED-2 and associated policies regarding enhancing commercial businesses which serve the community's needs for goods and services.</p> <p>In 2016, the City Council completed a Kepner Tregoe (KT) Analysis that evaluated different retail options in Anacortes. Based on the analysis outcomes, mid-scale retail was not a preferred alternative. Preferred alternatives were 1) a variety of small specialty retailers and 2) a mercantile, within the CBD, MJB North/CM1 or South Commercial Ave. locations. The 2016 Comp Plan includes goals and policies reflecting this direction.</p>
22, 24	8/18/14	Joy, Pits	Comments in opposition to a Fred Meyer-type store.	Please see response in row above.
28	8/23/14	Lovett	Finish the trail around the city; make as much shoreline as possible available for the public; make homeowners clean up their rundown properties	<p>Please see Goals LU-8 and PR-2 and associated policies regarding public access to shorelines and completion of the Guemes Channel Trail. Please also see the 2010 Shoreline Master Program goals and policies.</p> <p>The City recently adopted the International Property Maintenance code which will assist in addressing various complaints.</p>
29	8/24/14	Richardson	Reference to Port of Everett – Waterfront Place as an example plan for Cap Sante.	Thank you for your comments and information.
30	8/26/14	Arellano	Support for an event center; property north of TT trail remain industrial; no box store	Please see Policy ED-3.9 encouraging development of a destination event/concert/meeting/music venue. Please see the FLUM which continues to designate area northeast of TT trail, south of 22 nd as CM2 and I.
31	8/26/14	French	Comments regarding MJB [Industrial] property; suggest possibility of building an industrial complex of multiple size rental units for new business	Please see Table LU-1, Industrial designation, which directs future consideration of refining use, design, bulk and dimensional standards to promote desired development of the industrial area.
32	8/26/14	Miles	Suggestions for waterfront trail design elements	Please see Goal LU-5 regarding community gathering space and Policies LU-8.1, 8.2 and 8.4 regarding Fidalgo waterfront gathering space.

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33	8/26/14	Miles	Suggestion for music venue similar to that in Sidney BC.	Please see Goal LU-5 regarding community gathering space and Policies LU-8.1, 8.2 and 8.4 regarding Fidalgo waterfront gathering space.
34	8/27/14	Senour	Suggestion for a “public subscription” similar to forest lands conservation [easement program] for MJB’s waterfront property.	Comments noted.
35	8/27/14	Wuebbels	Need for a permanent home for the Boys & Girls Club.	Please see Policy PR-1.10 regarding potential city partnership with Boys & Girls Club and other organizations for development of a community center.
36	8/29/14	DeVere	Request for public access along MJB 17 th St. property	Please see Policies LU-8.1, 8.2 and 8.4 regarding Fidalgo waterfront gathering space and Marine Mixed Use land use designation purpose and use description in Table LU-1.
42	9/25/14	Tull	Suggestion to consider ordinance prohibiting inoperable, junk vehicles.	The Anacortes Municipal Code currently contains provisions relating to this issue.
43	10/1/14	Senour	Suggestion to include planning for possible daylighting of culverted streams.	See Policy EC-6.2 regarding stream restoration. The AMC also incentivizes daylighting of streams.
44	10/6/14	Morrison	Various comments about MJB properties.	A public workshop that included visioning for various waterfront properties owned by MJB Properties was conducted on August 26, 2014. You can find the summary results here (under “Community Workshops”).
46	2/11/15	Lunsford	Suggests expanding R4 zone to include from 22 nd St. to 6 th St. between K and O Avenues.	Please see the Future Land Use Map (Figure LU-1) for Council-directed future land use designations. The current FLUM does not show an expansion of the R4 area to the west.
47, 206	2/13/15	Lawrence	Include “support businesses”, such as support for contractors and manufacturing businesses in HM permitted uses.	Please see the Proposed Land Use Designations map (Figure LU-1) which directs future consideration of expanding permitted commercial uses along SR20 in certain locations.
48 & 49	2/25/15	Wilhoit	“One Citizen’s Perspective” regarding how positive the City’s future could be	Thank you for your comments. Many elements of this document are addressed in the 2016 Comp Plan.
51	3/12/15	Shen	Support for addressing issues identified in the Community Design/Sustainability/Infrastructure CAC study group paper; request that a long term plan for addressing the issues in the Comp Plan be prepared.	Please see the draft 2016 Comp. Plan implementation plan, which outlines immediate and long term actions to implement each element of the Comp Plan.

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52	4/14/15	Wilkenson	Suggested changes re: historic preservation.	Please see Goal LU-3 and associated policies regarding historic preservation.
58	5/14/15	Lunsford	Suggests density should be more equally distributed between the R-3 and R-4 zones.	Please see the Future Land Use Map (Figure LU-1) for Council-directed future land use designations. The current FLUM does not show an expansion of the R4 area to the west.
60	5/27/15	Johnson	Various comments regarding: <ul style="list-style-type: none"> Development of a zoning scheme for the CBD that takes into account its unique characteristics Comments regarding multiple areas on the Proposed Land Use Designations map 	Comments noted. Updating of the development regulations will include consideration of many of the issues discussed in these comments.
64	6/22/15	Bawden	Suggestions for use of property south of ESD.	Please see Policies LU-8.1, 8.2 and 8.4 regarding Fidalgo waterfront gathering space and Marine Mixed Use land use designation purpose and use description in Table LU-1.
66	6/22/15	Crary	Request to reduce min. lot size for 1211 6 th St. to 4,500 sq. ft.	Please see the Residential Medium Density description in Table LU-1, which includes under "Special topics to explore" reducing the minimum lot size to 4,500 sf.
70, 73, 76, 77, 80	Various	O'Connell, Derig, Steel	Request to place zoning boundary line between R3 and LM zones along Guemes Channel at the OHWM.	Please see Policy LU-1.5 which discusses reconciling conflicts between the various (land use, shoreline, etc.) designations and actual uses in this area.
78	7/2/15	MJB Properties	Comments regarding land use alternatives analysis with recommendations for various alternatives.	Please see the Future Land Use Map (Figure LU-1) in conjunction with Table LU-1 regarding proposed land use designations for the subject properties.
81	7/17/15	Wixson /Kovach	Request to carefully consider impacts zoning restrictions have on community's ability to provide appropriate care to the senior population. Urge planners to maintain or grandfather the CUP process that would allow existing assisted living facilities to expand.	The Land Use designations listed in Table LU-1 provide broad guidance for development of the specific zoning regulations for each implementing zone. The upcoming update of the development regulations will address specific uses and standards within each zone.
82a	6/3/15	Fossum /Richardson	Comments regarding potential reduction of lot size from 6,000 to 4,500 sf in the R3 zone.	Please see the Residential Medium Density description in Table LU-1, which includes under "Special topics to explore" reducing the minimum lot size to 4,500 sf.

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83	10/27/15	Lucke	Comments about MJB property between 17 th & 22 nd , east of Q/R Ave.	Please see the Future Land Use Map, which changes the designation of this area to Marine Mixed Use.
88	11/24/15	Anacortes Historic Preservation Board (AHPB)	LU-3.5 – AHPB Board is not prepared to administer saleback/leaseback, or property donation/acquisition	The policy is intended to list an array of potential methods to achieve historic preservation, not necessarily programs the City currently administers.
88	11/24/15	AHPB	LU-8.2 – can historic/cultural preservation goals be added here?	Please see LU-8.2, which includes mention of historical/cultural preservation goals.
88	11/24/15	AHPB	LU-9 (9.4 & 9.5) do these policies relating to protection of industrial lands from encroachment of incompatible uses conflict with Historic/Cultural preservation and Public Access goals?	LU-3.2 supports crafting zoning to maintain a balance between accommodating growth and preserving historic resources/character.
88	11/24/15	AHPB	Could a legend be added to Table LU-2?	This table has been removed from the document in an effort to exclude specific lists of permitted uses from the Comp Plan. City Council felt specific standards are more appropriately located within the development code, which contains the development regulations applicable to a particular zone.
88	11/24/15	AHPB	Will 2015 information be available for H-5 through H-7 and ED-26 in Volume II?	The existing conditions reports were prepared at the outset of the update process several years ago. While updated data may be available for various items within the Background Information (Volume 2), due to limited staff time and resources, staff has had to weigh the time required to make updates to data, charts, graphs with the benefit the information would provide. Updates to various info will be made periodically during future Comp. Plan update cycles.
88	11/24/15	AHPB	Request adding an “Overview of Historic Preservation” to Volume 2 (attached to AHPB comment letter)	A map depicting properties on the register and other information could be a good addition to Volume 2.
90	12/2/15 6/16/16	Kulshan Services	Various suggestions to incorporate Low Impact Development text into the plan.	Changes were generally made per suggestions in the 12/2/15 comments, where appropriate.
91	12/8/15	Adams	LU-7 and LU-7.1- suggest adding: “Consider closing off a portion of downtown to all vehicles except passenger shuttles	Please see LU-7.1.D, which directs that the downtown should be emphasized as the primary

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			to increase pedestrian safety, reduce pollution, and create a welcoming public square".	gathering space for Anacortes, and identifies several broad methods for accomplishing this.
91	12/8/15	Adams	LU-8 – If goal is to “enhance visual access to the water”, which is stated in other places (such as EC-2.2) since connecting to the water is a high value for people, why are we leaving open the possibility of 6-story buildings on the waterfront?	The intent of Goal LU-8 is to promote revitalization of the area, while providing visual access to the water from public spaces, not necessarily all spaces. Implementing zoning regulations and design standards will provide more detailed information regarding under what circumstances taller buildings may be permitted.
95	12/16/15	Lawrence	Carry the “regional retail” to cover the north side of the intersection of Highway 20 and Reservation Road.	Please see the Proposed Land Use Designations map (Figure LU-1) which directs future consideration of expanding permitted commercial uses along SR20 in certain locations.
100	1/7/16	Johnson	General comments about residential density. The community should plan for modest increases in density, in all residential neighborhoods, while also rezoning appropriate areas for high density multi-family development.	The 2016 Comp Plan includes direction to explore decreases in minimum lot sizes in some residential designations and policies aimed at encouraging higher density development in multifamily and mixed use zones.
100	1/7/16	Johnson	Medical facilities should not be a permitted use in any Commercial zone because they squeeze out retailers and remove the property from the sales tax revenue stream.	Current development regulations allow medical facilities (clinics) as a conditional use in the Commercial zone.
100	1/7/16	Johnson	The City should encourage the School District and other entities (Port of Anacortes) to develop comprehensive plans and incorporate that plan with the City Comp. Plan, including coordination of public gathering spaces.	Capital facilities planning for schools is conducted by the Anacortes School District. Policy CF-1.7 encourages City coordination with ASD to ensure consistency between plans. Multiple policies throughout the plan encourage coordination and partnerships with the Port of Anacortes and other entities (ED-8, PR-2.3, etc.).
100	1/7/16	Johnson	Proposed language to develop policies, permitting and fee structures to encourage preservation of existing buildings.	Policy LU-3.2 directs consideration of techniques to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.
100	1/7/16	Johnson	Proposed changes to LU-6.1 to specify minimum density and list R1 and R2 under the “small lot single family” description and to encourage duplexes and triplexes in R2 zone.	Please see the Future Land Use Map (Figure LU-1). City Council did not direct changes to the R1 designation and directed including potential reduced minimum lot sizes for R2 zone east of Anacopper Mine Road (see “Special topics to explore” under Table LU-1.

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100	1/7/16	Johnson	Do not allow single purpose residential units on side streets of the CBD between O and Q Ave.	Table LU-1, Central Business District, currently states that “active uses are required on ground floor along Commercial Avenue and key side streets”. Further work will be needed during the development regulation update stage to identify specific areas where single purpose multi-family may be allowed and under what conditions.
100	1/7/16	Johnson	LU-7.1.E - Eliminate the word “Downtown” for a new City Hall	Change made per suggestion.
100	1/7/16	Johnson	Add language about encouraging construction of a Public Transit Center in the Downtown, not necessarily in the CBD	Policies T-2.8, T-2.29 and T-2.30 relate to location of transit facilities to simplify access for pedestrians and bicycle patrons, working to expand local transit service and supporting SKAT in providing regular, dependable citywide transit service.
100	1/7/16	Johnson	Proposed new policy under LU-9 - Encourage the continued flexibility and development of those uses in LM zones that explicitly recognize existing non-manufacturing uses.	There are several areas within the City that consist of residential neighborhoods that are within close proximity to waterfront industrial and Port uses. The Proposed Land Use designation map (Figure __ in Volume 2) includes language directing future exploration of transition zones for these areas.
108	1/11/16	McLachlan	Businesses that attract large numbers of people should not be in residential areas.	LU-6.2 provides direction to protect the character of existing single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.
112	1/13/16	Barnes	Many of the land use changes proposed for R2 and R3 appearing as policies in the text and notes on the CP map appear to conflict with the goal they are supposedly intended to implement – LU-6 – Preserve and enhance the quality, character and function of Anacortes’s residential neighborhoods.	A key aspect of this Comp plan update is the direction to adopt design standards for small lot single family development to promote compatibility between new development and surrounding areas. Important concepts include requiring pedestrian friendly design, standards for usable open space, maximum floor area ratio to ensure structure proportionality to lot, etc. to assist in achieving sensitive infill development.
112	1/13/16	Barnes	Change in prior position on growth is unexplained – WWTP was sized to provide capacity for buildout at existing zoning densities and areas with some room to spare. Previous position was to refuse GMA population allocations that	Analysis provided in the City’s 2015 Wastewater Comprehensive Plan demonstrates that the WWTP has capacity to treat sewage associated with the current population as well the projected

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			<p>exceeded capacity of current zoning, land area and sewer capacity. What are the financial implications of expansion of WWTP?</p>	<p>growth through 2036, including a volume of infiltration and inflow (I&I) typical for a city the size of Anacortes. The condition of Anacortes' sewer collection system is such that the volume of I&I is much greater than typical which has caused the hydraulic capacity of the WWTP to be exceeded at times and has, on occasions, caused the sewer collection system to overflow. The cause of the problem is the poor condition of the collection system, not the WWTP, and the solution is not at the WWTP. The preferred solution to the problem is to increase the I&I reduction program and repair the collection system. Another solution would be to provide storage volume in the collection system. No expansion of the WWTP is warranted.</p>
112	1/13/16	Barnes	<p>Growth allowed under existing codes, including ADUs, PUDs, mixed use, redevelopment should be properly analyzed. Current version of FLUM provides more capacity than is needed to accommodate growth; would adversely impact existing neighborhoods</p> <p>Changes to zoning should be made solely on basis of achieving desired growth patterns and functional relationships while preserving character of existing neighborhoods, not because of an erroneous need to accommodate projected growth.</p>	<p>The land capacity analysis did not include ADUs in estimates. In 2015, 7 accessory dwelling unit permits were applied for. The prior 5 years, an average of 3 ADUs/year were applied for. If the 2015 total is carried forward, a total of 140 accessory units could be expected to be created over the next 20 years.</p> <p>Mixed use development of vacant areas and mixed use redevelopment were considered in the land capacity analysis. Market factor and context deductions were made to account for property owners that may not choose to redevelop, to account for percentage of land expected to develop with commercial uses and other factors. Not much, if any, of this type of development has occurred in recent years, so solid examples in the local market on which to base assumptions were not available.</p> <p>The proposed changes to land use designations shown on the Proposed Land Use Designations map are based on community input at workshops, CAC recommendations and PC/CC</p>

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				input over the past several years, and are intended to achieve a wide range of goals in addition to accommodating projected growth. These include promoting vitality in CBD and commercial areas by encouraging more round-the-clock uses, providing more diverse housing choices and increasing affordable housing options, and promoting infill in existing areas already provided with services to reduce sprawl and reduce environmental impacts.
112	1/13/16	Barnes	The limited area of high density residential zoning is being diminished by commercial/medical development intrusion thru permitted and conditional uses. Residential capacity should be protected by further placing restriction on commercial, medical, industrial expansion in R4 zones.	This proposal warrants additional study to identify potential impacts on existing medical-type development in R4 zones, and to more fully evaluate appropriate alternative locations for said uses. Future work on this issue would occur during the development regulation updates.
112 116	1/13/16	Barnes Derig	Policy LU-1.5 – This policy should address a precise zoning boundary definition that honors historical and existing land/water uses and separations. Suggests the original high tide meander line survey.	Additional study of these issues is proposed to occur after the current Comp Plan update is completed during development regulation and Shoreline Master Program updates.
113	1/13/16	Christiansen	People have made considerable investments in their properties, particularly the R3 zone, and they will be adversely affected by a reduction in minimum lot sizes.	A key aspect of this Comp plan update is the policy direction to adopt design standards for small lot single family development to promote compatibility between new development and surrounding areas.
113	1/13/16	Christensen	Suggests re-negotiation of the residential growth allocations to sacrifice growth to jurisdictions that have room to grow or converting land along Fidalgo Bay to residential zoning.	The growth allocation process is a cooperative process between Skagit County and the Cities. Based on City Council direction, the update process has proceeded utilizing the initial growth allocations adopted by GMASC.
113	1/13/16	Christensen	Suggests the inclusion of a section on Financial Planning in the Comp. Plan. to better understand the differences in costs and revenue generation caused by various types of development.	The Capital Facilities Element contains information about established levels of service for City facilities and services, forecast needs based on the land use element, and anticipated funding sources. Where available, this information is provided for the 20-year planning period. Many factors beyond the control of the City will control the amount and pace of actual

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				development, what density is built at and what types and densities of development are financially viable for any set of economic conditions.
118	1/13/16	Lauridsen	The draft housing/land use plan represents a fundamental deregulation of housing development inconsistent with the vision, values and many of the proposed goals and policies. We have more than enough land capacity to absorb the projected growth. Changes in zoning regulations should be designed to implement our vision for the city.	The land use and housing elements contain goals and policies that are implemented through the development regulations. Proposed land use policies include direction to monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
135	1/26/16	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions to wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies. Some non-grammatical proposed changes included: <ul style="list-style-type: none"> • Add uses that serve as neighborhood gathering places (i.e. coffee shop, community center, etc.) as conditional uses to the R2 and R3 zones • Remove medical uses, beauty salons, mortuary, nurseries from the permitted uses in the R4 zones to enhance the residential character • New proposed special topics to explore under the MMU, LM zones • In various policies - add language about incorporating design standards into the zoning code rather than creating a separate design review process 	The extent of suggested changes is extensive and resources do not allow for each and every comment to be addressed here. Many of the suggested changes were made. <ul style="list-style-type: none"> • Added as 'special topic to explore' in the Residential Medium and Residential High Density zones. • Table LU-1 was revised to remove reference to specific permitted uses. • These proposed topics are already addressed in other goals/policies. • Too detailed for Comp. Plan – specifics of design standards administration/review processes can be evaluated during their development
144	1/27/16	Turpie	Develop a Transfer of Development Rights Ordinance	EC-1.4, LU-4.6 encourage exploring the feasibility of a program similar to TDR.
144	1/27/16	Turpie	Major conflicts exist between numerous goals and policies in the Comp Plan, GMA and Envision Skagit 2060 document. Smaller lots and dwelling units as proposed in some of the Comp Plan proposals would be in conflict with existing neighborhoods and do not preserve and enhance their quality and character.	The 2016 Comp Plan contains policies directing the development of design standards for small lots, which is expected to assist in achieving compatibility between new and existing development.

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169	2/1/16	Richardson	Comments about reasons to have a cushion of extra lots even if there is theoretically enough vacant land under current zoning to build the number of units we are required to plan for.	A frequently assumed rule of thumb is that development capacity should be at least 20% greater than the target in order to ensure that the market is not unduly constrained by limited capacity.
181	2/9/16	Moore	Property at intersection of Molly Lane and Reservation Road (9121) should be moved into a more retail friendly zoning than the LM1 zone	Please see the Proposed Land Use Designations map (Figure LU-1) which directs future consideration of expanding permitted commercial uses along SR20 in certain locations.
182	2/9/16	Perkins	How is adding more residents which will add more congestion going to make life nicer in Anacortes? Squeezing more people into Anacortes isn't for the betterment of the people of Anacortes, it is for the betterment of the "business people" of Anacortes.	Thank you for your comments.
185	2/9/16	Blais/MJB	In the Table LU-1, MMU designation: Remove the word "maximize" when discussing marine access and views. Uses should be required to provide for, not maximize. Maximization would only be provided through no development whatsoever.	Please see revised language for the MMU designation, which makes this change. The Shoreline Master Program also includes regulations related to public views and access.
185	2/9/16	Blais/MJB	In Table LU-1, MMU designation, residential uses should be allowed as a primary use.	Based on public input for the property between 17 th & 22 nd St., providing for a special mix of uses was identified as being key, whether vertically in the same building, or horizontally. The description was revised to include allowed single-purpose residential structures provided a horizontal mix of uses is provided on the site.
185	2/9/16	Blais/MJB	In Table LU-1, CM designation, the design and orientation of large and multi-story buildings should not be conditioned on maximizing public marine views. Suggest replacing with language about providing view corridors instead of regulating building orientation.	Language was updated to describe provision of public marine views when large/multi story buildings are proposed. The Shoreline Master Program also includes regulations related to public views and access.
185	2/9/16	Blais/MJB	In Policy LU-8.1(D) – design standards that regulate building orientation should not be put into place.	This referenced policy does not discuss regulating building orientation, only that the design enhances physical and visual access to the water from public spaces.
185	2/9/16	Blais/MJB	Policy LU-8.3(A) – not all industrial-zoned land south of 22 nd St. is already tailored to marine uses. Businesses that are permitted in the zone, whether large or small, should be	If conditions and community's vision change in the future, the policy may become out of date, and an update may be warranted. Language was

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			allowed. Land should not be preserved in perpetuity if, following rezone procedures, it can be determined that the site no longer fits within its existing zone.	intended to encourage small industrial businesses, not limit the size of potential businesses; the policy was revised to remove "small".
185	2/9/16	Blais/MJB	Policy LU-8.3 (B) & (C) - City wide policies should not be enacted that only encumber one private property owner. To do so is commensurate with a regulatory taking.	Changes were made to this policy to clarify its intent.
185	2/9/16	Blais/MJB	Policy LU-8.3 (D) – it should be noted that private businesses and land owners do not have the burden of creating a work yard that is open to businesses and general public.	Changes were made to this policy to clarify its intent.
185	2/9/16	Blais/MJB	Policy LU-8.4(A) – request add the words “where safe and practicable”. It should not be a policy to enhance physical access to the water if that access is not safe or significantly interferes with waterfront operations.	The 2010 SMP addresses this issue in Public Access Policy 7.3.5 which discusses provision of off-site access improvements if it is shown that physical public access on a site is incompatible due to reasons of safety, security or impact to the shoreline.
185	2/9/16	Blais/MJB	Policy LU-8.4(E) regarding providing for building heights up to four stories with ability to go to six stories via incentives – request deletion of this section.	Public input has been that changes to allow potential increases in development flexibility/potential for property owners should also result in a community benefit.
185	2/9/16	Blais/MJB	Policy LU-8.4(J) regarding location and design of off-street parking – request replacing the word “minimize” with “reduce”	Impacts should be minimized.
186	2/10/16	Guterbock	Goal LU-1.4 – add verbiage that encourages land use designations that will reduce dependence on CUPs.	Proposed goals and policies, including direction to develop design standards, are intended to provide more certainty for developers and neighbors and reduce reliance on CUPs.
186	2/10/16	Guterbock	LU-1.6 – base zone designations for higher density zones on design and massing standards rather than units per acre	Table LU-1, Residential High Density, does not have a prescribed density limit, except in areas away from downtown and south Commercial Ave. Policies propose development of multi-family, commercial and small lot design standards.
186	2/10/16	Guterbock	LU-4 – Sustainability needs a definition.	Comment noted. The term “sustainability”, as used in the Anacortes Comp. Plan, is further defined in the values statements on Page I-9.
186	2/10/16	Guterbock	Subarea plans – add “Health Care zone around hospital” to list of subarea plans	A Medical Overlay zone is proposed in Table LU-1 (p. I-19).

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189	2/10/16	Shell Oil Products US	Encourage the City to support continued viability of the Heavy Manufacturing zone and consider goals and policies that encourage continued and appropriately expanded industrial and manufacturing development in the community.	See Table LU-1 (P. I-18) for HM purpose and allowed uses and density; and Goal LU-9 and associated policies relating to industrial and manufacturing areas. Also see Policy ED-4.7 which encourages anticipation and planning for future refinery uses.
193	2/10/16	Johnson	Add a new policy – no buildings built before 1930 shall be converted from a conforming use to a nonconforming use without review by a historical building committee.	The City’s current processes for demo permits include routing to the Historic Preservation Board for comment. Goal LU-3 and associated policies include direction to support the Historic Preservations Board’s efforts relating to historic properties.
194	2/13/16	French	Requests leaving the existing Overlay Code for Old Town, as it now exists, during the 2016 Comp Plan process.	Please see Table LU-1, Old Town designation description.
197	2/22/16	Festa	Comments in support of various draft policies, including flexibility in parking, allowance for some single-use residential in the CBD and increase in building height, within the Land Use Element as they relate to potential development of a new multi-family building.	Thank you for your comments. Future updates to the development regulations will implement the policies outlined in the Comp Plan.
202	3/21/16	Richardson	Disappointed that hospitals and clinics and mortuaries are still listed as permitted uses in the entire R4 zone.	Table LU-1 has been updated to provide more general descriptions of principal uses in each designation and anticipated densities. The High Density Residential designation indicates that commercial uses may be permitted in certain circumstances. Additional exploration of this topic is anticipated to occur concurrent with development of the Medical Use Overlay standards.
203	3/21/16	Samish Indian Nation	Feels that a Marine Mixed Use designation would be more beneficial for future use of the Fidalgo Bay Resort property.	A request for this potential change could be made and reviewed in subsequent update cycles.
203	3/21/16	Samish Indian Nation	Support for improvements to South Commercial Avenue; request for consultation during future design and implementation.	Thank you for your comments.
204	3/23/16	Richardson	Map Area Y comments. Suggestions for new wording in the municipal code in the LM.	Comments noted – this change could be considered during the development regulation updates.

#	Date	From	Comment(s) Summary	Staff Response
204	3/23/16	Richardson	Area W (Sharpe’s Corner Business Park) suggestions for a new zoning designation “Mixed Residential”.	The current proposed land use designation map shows the area as R4 with a Mixed Use Business Overlay.
204	3/23/16	Richardson	Suggestions for Table LU-1 land use designations; provide more general list of potential uses.	This table has been revised to more generally describe the purpose and principal uses in each designation. The specific uses and standards will be identified in the zoning code.
205	3/24/16	Lunsford	The area currently zoned R4 does not have adequate infrastructure to accept additional density; whereas the Old Town zone does. Every area of town should share in growth equally.	Thank you for your comments.
207	3/29/16	Island Hospital	Support for Medical Use Overlay and commitment to work with City in developing standards affecting the South Commercial Ave. Corridor Plan.	Thank you for your comments.
208	3/29/16	Richardson	Concern about the use of the term “horizontal mix of uses” in Table LU-1 under the Marine Mixed Use designation. Request to describe differently.	Table LU-1, Marine Mixed Use, describes primary uses as commercial, hospitality, cultural and recreational. Additional detail regarding specific standards for each use type can be determined during development of the standards for the Marine Mixed Use zone.
210, 216, 217	Various	Hogan, Wilhoit, McGuinness	Comments regarding PUD on West 10 th St. Request to remove the West 10 th area from consideration for reduced minimum lot sizes.	Current direction contained in the plan is to “explore option for 6,000 SF lots where compatible with existing development (east of Anacopper Rd.)” (Table LU-1, Residential Low Density 2 designation).
211	4/18/16	Lovelett /Miller	Request to consider allowing ADUs in the Manufacturing/Shipping zone.	Table LU-1 under the Manufacturing & Shipping designation gives direction to consider the concept of a transitional zone or related land use and development standards in the future.
212	5/18/16	Richardson	Recommendation to change language regarding “employ standards that require a covered entry facing the street”.	This Policy, LU-6.3 has been revised to remove specific language specifying “requirements”.
218	5/23/16	Johnson	Willing to join a stakeholders committee to develop standards for a transition zone for Area Y (on the Proposed Land Use Designation Map). All areas of the city should share equally the pain of increased population and need for affordable housing, including Old Town.	Thank you for your comments.

#	Date	From	Comment(s) Summary	Staff Response
219	5/23/16	Richardson	Comments about LU-4, LU-7.1C and LU-8.4I, which all refer to compatible site edges and sensitive rooftop/service area design. Suggests deleting because meaning is unclear.	Staff recommends keeping these terms to provide direction in developing specific design standards in the development regulations that would describe how these concepts could be accomplished.
219	5/23/16	Richardson	LU-7.1C – reinforcing the historic storefront pattern on commercial and encouraging multi-story construction are mutually exclusive.	Staff recommends keeping language as-is. The 1 st floor of buildings can still reinforce the storefront pattern through their use and design, while upper stories could employ design elements, such as step backs and other architectural details to achieve these objectives simultaneously.
222	6/8/16	Port of Anacortes	Request adding “events center” to the list of example concepts listed in LU-8.2.	An “events center” would be included in recreational/cultural facilities.
222	6/8/16	Port of Anacortes	Subarea Plans – the Port seeks the addition of a subarea plan for the development of a transitional zone or other mechanism that would balance the operational needs of the Port marine terminal and industrial uses with the needs of adjacent neighborhoods.	The plan currently contains direction on the Proposed Land Use Designation Changes Map (Figure LU-10 in Volume II), and within Table LU-2 in Volume 1 to explore options for transition zoning for residential neighborhoods that are in close proximity to port and industrial uses.
223	6/13/16	French	Does not agree that every part of town should share equally in future growth. Also, priority should be building and repairing sidewalks along all streets in town.	Thank you for your comments.
226	6/20/16	Knorr	Concerned about new R2 zoning regulations, especially for existing neighborhoods.	Thank you for your comments.
227	6/20/16	McPhee-Shaw	Suggests adding “public higher education facilities” to uses listed under Allowed Uses & Density in the Public designation (Table LU-1).	Schools are currently listed in this section, which would include higher education facilities.
228	6/20/16	McPhee-Shaw	On Page I-20 - Whenever the concept of public access to “Marine Views” is mentioned, please incorporate the concept of “Mt Baker views” and/or views of the Cascade Mountains to be added and prioritized.	Future work could further define priority views; however, keeping this concept broad allows for flexibility future development of design standards and in planning on a site specific basis.
229	6/27/16	Island Hospital	Clarification about medical overlay intent. Encourage City Council to approve the draft comp plan.	Thank you for your comments.
230	6/27/16	Hegg	Various concerns about traffic, trail head parking, MMU designation at Ship Harbor Inn area, standards for roads in new developments, and infill development standards.	Future work updating development regulations will address MMU specifications, road and infill design standards.

Proposed Land Use Designations Map

The comments below relate to the Map titled "Proposed Land Use Designations" (Figure LU-10 in Volume II) which documents the land use designation proposals (changes from the 2012 designations) that were reviewed during the 2016 Comp Plan update.

Comment #/ (From)	Date	Comment(s) Summary	Staff Response
93, 123, 191 (Hegg); 100 (Johnson); 101 (Lucke); 106 (Leistritz); 107 (Longworth); 111 (Vitale); 120, 121 (Johnson); 122, 124 (Barnes); 126 (Brown); 139 (Pellegrin); 140 (Eigenbrood); 141 (Mills); 144 (Turpie); 145, 159 (Gatton); 146, 160, 225, 195 (Lebl); 148 (Karwoski, J.); 151 (Kiehl); 152 (Goussoub); 153 (Hampton- Pedersen); 154 (Hicks); 156 (Nacht, E.); 157 (Nacht, L.); 158 (Perez); 162 (Decker); 163 (Curran); 164 (Kitzan); 165 (Merkel); 166 (Webb-Robbins); 167 (Davidson); 168 (Karwoski, M.); 170 (Lebl/DeWitt); 174 (LeBlanc); 176 (San Juan Passage HOA); 177 (Starr); 178 (Brechlin); 179 (Partch); 180	Various	<p>Map Letter O (San Juan Passage / Portalis / Ship Harbor areas)</p> <p>Area should be changed from the existing Commercial Marine (CM) designation to a single family residential designation that is consistent with the built character and density of existing neighborhoods, recognizes the environmental sensitivity of the area, limits traffic impacts, etc. (R2 or a new zone).</p> <p>Consider developing a Ship Harbor Area subarea plan that includes planning for residential areas and adjacent CM area at State Ferry Terminal.</p>	<p>The Future Land Use Map (Figure LU-1) shows the Portalis and San Juan Passage areas with a future land use designation of Residential Low Density 2.</p>

(MacLeod); 183 ("Portalis Residents"); 184 (Turpie); 188 (Vassalo); 196 (Granville)			
82 (McCoy)	7/18/15	Concern about rezone of old Leeward property below San Juan Passage to residential due to potential impacts to Guemes Channel Trail and provision of parking.	A trail is currently a permitted use in the CM and R2 zones.
75, 99 (Scarzafava)	Various	Map Letter P (Island Hospital proposed Medical Use Overlay) The Hospital's master plan is to level thriving businesses and turn them into a parking lot. The proposal will destroy property values by making it impossible for businesses to have a fair opportunity to sell or expand. The Medical Use Overlay proposal would give the Hospital Carte Blanc (sic) along the overlay to do what they would like without regard to city or community planning.	The current FLUM shows the overlay extending to Commercial Avenue; however, direction is given on the Proposed Land Use Designation map and within Table LU-1 under the Medical Overlay description to continue to refine the boundary; which can be accomplished during the updates to the development regulations.
79 (Estvold)	7/2/15	Comments in support of Medical Use Overlay designation.	The current FLUM shows the overlay extending to Commercial Avenue; however, direction is given on the Proposed Land Use Designation map and within Table LU-1 under the Medical Overlay description to continue to refine the boundary.
190 (Richardson)	1/7/16	Suggest changing the R4A zone to a new Medical zone – instead of being primarily a residential zone with medical uses permitted, it would be primarily a medical zone with residential uses permitted, including assisted living and congregate care. Remove hospitals and clinics as permitted or conditional uses in what is now R4 and R4B. Do not extend overlay to Commercial Ave. - Hospital does not need highway frontage to attract customers and would remove valuable commercial property from the property tax rolls.	Comments noted. The current R4A zone contains many non-medial related facilities, including multifamily structures, police station, national guard facility, etc. Staff recommends further study of the potential impacts of this concept during the development regulation updates.
100 (Johnson)	1/7/16	Map Letter R (R4B Zone) R4B should be changed to Commercial.	The Future Land Use Map (Figure LU-1) shows the area with an R4 land use designation.
100 (Johnson)	1/7/16	Map Letter E (C Zone)	The Goals and Policies for the Downtown and South Commercial Avenue areas (LU-7) direct facilitating more

		Alternative 1 should be adopted for Commercial Zone.	opportunities for people to live downtown through regulatory changes including zoning flexibility to allow single purpose multifamily residential on most side streets.
100 (Johnson)	1/7/16	Map Letter N (CM Zone on Ferry Terminal Rd.) CM zone on Ferry Terminal Rd. should be changed to provide commercial services to accommodate ferry visitors.	The proposed Marine Mixed Use designation allows for such services.
100 (Johnson)	1/7/16	Map Letter T (R3 to R4 zone) Maple Grove R3 area should be changed to R4.	The Future Land Use Map (Figure LU-1) shows the area with a high density residential designation with live/work overlay.
100 (Johnson)	1/7/16	Map Letter X (SR20/SR20 Intersection) LM1 zone fronting on SR20 – change to Commercial to match existing uses.	The Future Land Use Map (Figure LU-1) shows the area with a Commercial designation.
100 (Johnson)	1/7/16	Map Letter D (CBD Zone) Allowing single purpose multi-family in commercially-zoned areas will inevitably squeeze out retailers in our limited Commercially-zoned areas in favor of investor owned condominium development. Requirement for commercial on the 1 st floor should be clarified and retained. In the CBD zone, new design standards for maximum residential development height (35'), requirements for maximum floor area devoted to retail, and an architectural committee to administer the requirements should be developed. Also, new impact fees for residential development in CBD to pay for special needed infrastructure (such as parking, plazas, etc.).	The Goals and Policies for the Downtown and South Commercial Avenue areas (LU-7) direct facilitating more opportunities for people to live downtown through regulatory changes including zoning flexibility to allow single purpose multifamily residential on most side streets.
100 (Johnson)	1/7/16	Map Letters U (R1 zone); A (R2 zone); B (R3 zone); C (R4 zone); Q (R4A zone); R (R4B zone); and B1 (Old Town Overlay). Various requested changes to density, lot size, and use allowances in R1, R2, R3, R4A, R4B and Old Town overlay zones. Comments include proposing reductions in lot sizes and increases in density in all zones, modifications to setbacks to correspond with smaller lot sizes, etc. to accomplish fair distribution of potential growth throughout all neighborhoods.	Some of these items are anticipated to be considered during the development regulation updates in order to implement the policies in the Comp Plan.

100 (Johnson)	1/7/16	Proposed a new Public School Zone.	The existing Public land use designation is intended to allow for public uses, such as schools.
105 (French); 132 (Rooks); 134 (Heiner); 171 (Scheetz)	Various	<p>Map Letter B-1 (Old Town)</p> <ul style="list-style-type: none"> • Old Town overlay purpose is to protect oldest homes, variety of sizes and architecture and prevent their destruction • Area is unique; need to preserve the character • Changing lot size/density may encourage tear downs, conflicts with purpose of zone • Historical development pattern was 6,000 sf lots, not 3,000 sf underlying platted lots • Old Town battle has already been fought; leave it alone • Old Town should be its own zone, rather than an overlay 	The Future Land Use Map (Figure LU-1) shows the area as the Old Town land use designation.
(112) Barnes	1/13/16	<p>Map Letter J & W (Sharpe’s Corner Business Park and area to the west)</p> <p>The proposed R2/3 and R4 rezone at Sharpe’s Corner conflicts with the surrounding rural designation. If rezoned, it should be R1 to provide a density buffer to adjacent sensitive/rural areas.</p>	The Future Land Use Map (Figure LU-1) shows the area with a high density residential designation and Mixed Use Business Overlay. This changed from the 2012 land use map designation of LM1, which allows for industrial and manufacturing uses.
53, 54 (Rooks); 55, 68, 74 (Rozen-Mast); 56, 57 (Wilkenson); 69 (Henderson); 72 (Kershaw); 73 (O’Connell); 65, 117 (Brennan);	Various	<p>Map Letter Y (LM block north of Old Town)</p> <p>Comments in support of changing the designation from LM to R3/Old Town overlay for the following area: 1 block bounded by 4th, 5th, M and N plus partial block to the east of hat between 4th and 5th extending from N to the mid-block boundary of the CBD zone (Area Y on the proposed land use designations map).</p>	Please see the Proposed Land Use designation map which directs further exploration of a transitional zone with possible live/work opportunities that preserves a buffer between Old Town and Industrial uses.
59, 71, 100,192, 201 (Johnson); 63, 67 (Port of Anacortes); 187 (Trident Seafoods)	Various	Comments in opposition to changing the designation from LM to R3/Old Town overlay for the following area: 1 block bounded by 4 th , 5 th , M and N plus partial block to the east of hat between 4 th and 5 th extending from N to the mid-block boundary of the CBD zone (Area Y on the proposed land use designations map).	Please see the Proposed Land Use designation map which directs further exploration of a transitional zone with possible live/work opportunities that preserves a buffer between Old Town and Industrial uses.
83 (Lucke)	10/27/15	<p>Letter F (MMU between 17th and 22nd)</p> <p>Disappointed that proposed land use map appears to suggest a decision to punt on any land use decisions for area the between 17th to 22nd, east of Q/R Ave. Visitors’ #1 request is waterfront lodging and dining, and retail outlet for fresh seafood, etc.</p>	The new Marine Mixed Use designation is intended to promote revitalization of the subject areas by providing for a mix of uses including those listed in the comment, while emphasizing the unique marine setting by maximizing marine access and views and establishing/maintaining a pedestrian-friendly character.

			Development of implementing development regulations would follow re-designation of property.
169 (Richardson)	2/1/16	<p>Map Letter F (MMU b/t 17th & 22nd)</p> <p>Comments about Commission discussion re: concern about mixing residential and industrial uses. There is no proposal to put residential uses in industrial or manufacturing zone. The exact composition of the MMU areas will be further defined in the development regulation update. The idea is to have some residences mixed among other uses, to add vitality to the area, not to have residential uses dominate.</p>	Thank you for your comments.

Housing

#	Date	From	Comment(s) Summary	Staff Response
5	3/21/14	Archibald	Attached affordable housing program for Sunnyvale CA.	Policy H-3.7 directs consideration of developing an inclusionary zoning program as a means of increasing the City's affordable housing supply.
6	3/23/14	Johnson	Encourages discussion about 'tiny houses' in Comp Plan update.	Policy H-1.9 encourages demonstration projects of innovative housing types, such as tiny houses; Policy H-1.4 directs consideration of potential development of tiny houses in selected areas of the city.
19	8/4/14	Elkins	Copy of "Bellingham Cohousing" article.	Thank you for the article. Please see Policy H-1.9, which encourages demonstration projects of innovative housing types or programs, including co-housing.
45	1/25/15	Oliver	Suggestion to remove minimum residence size in building code.	Please see Policy H-1.4, which directs consideration of potential development of tiny houses in selected areas of the city.
82b	6/3/15	Johnson	Comments regarding the need for tiny housing to be considered as part of the Comp Plan update.	Please see Policy H-1.4, which directs consideration of potential development of tiny houses in selected areas of the city; additionally a Council Committee on Affordable Housing and Community Services was formed during the Comp Plan update process to better address these issues.
97	2/18/15	Taylor	Housing costs will never be low enough for middle low income people to afford living here. We need to try to attract industries which by their nature attract people with higher income.	GMA requires that jurisdictions encourage the availability of affordable housing to all economic segments of the community. H-1.2 promotes a variety of densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.
103	1/8/16	Johnson	Proposed new goal and policy regarding nondiscriminatory land use policies to further fair housing.	Goals H-3 and H-4 focus on providing affordable and special needs housing.
109	1/11/16	Usman	There is a need for small units targeted at millennials.	Goal H-1 and associated policies address housing supply and variety, including encouraging a variety of residential densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.
115	1/13/16	Ostland	Age appropriate housing is needed, including senior friendly housing.	See response above. Also, Goal H-4 and associated policies focus on supporting housing options for older adults.
193	2/10/16	Johnson	New goal - City shall encourage the preservation of existing housing units.	Policy H-3.1 encourages the preservation, maintenance and improvements to existing affordable housing.

#	Date	From	Comment(s) Summary	Staff Response
193	2/10/16	Johnson	New goal/policy - City shall not downzone any residential area without studying effect on affordable housing and the number of housing units that will be potentially lost due to the downzone; and potential number of units shall be replaced with an upzone elsewhere	Policy H-3.2 directs the City to develop meaningful, measurable goals and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward meeting those goals.
198	2/23/16	Richardson	Discussion about current AMC provisions related to boarding and rooming houses, bed and breakfasts and recommendations to further address the issues identified in the zoning code updates in order to facilitate achieving affordable housing goals.	Thank you for your comments - these issues can be reviewed during the development regulation update, if needed.
203	3/21/16	Samish Indian Nation	Support for Policies H-3.3 and H-3.9, public/ private partnerships to preserve and develop affordable housing and request for involvement on the Affordable Housing Advisory Committee.	Thank you for your comments.

Economic Development

#		From	Comment(s) Summary	Staff Response
9	4/23/14	Chamber of Commerce	Economic Development SWOT Analysis	Thank you for these comments. This document was consulted in development of the Economic Development element.
10a	5/1/14	Oppe	Basic needs should be addressed first, before “wants”. We need access to basic needs – socks, shoes, etc. Benefits of additional sales tax from a general merchandise store to finance road repairs.	The Comprehensive Plan update provides an opportunity to update the community’s vision for Anacortes, including levels of service for various facilities and services.
41	9/19/14	Dolph	Suggestion to build small Viking boats to be used in the marina; could be used by tourists, residents, etc.	Thank you for your comments.
62	6/17/15	Kennedy	Report: Large-Scale Retail Impact on Rural Communities	Thank you for this report.
84	10/28/15	Lauridsen	Comments about retail sales conditions section in the Background Info (Volume II). Asserts that the document confuses general merchandise goods that may be sold at any retail store with goods sold at Department stores, warehouse clubs, supercenters (NAICS code 452). In doing so, it implicitly advocates land use decisions to support a regional retail store to capture retail sales leakage. Suggests rewriting the retail section to correct or eliminate the errors.	<p>Please see Goal ED-2 and associated policies regarding enhancing commercial businesses which serve the community’s needs for goods and services.</p> <p>In 2016, the City Council completed a Kepner Tregoe (KT) Analysis that evaluated different retail options in Anacortes. Based on the analysis outcomes, mid-scale retail was not a preferred alternative. Preferred alternatives were 1) a variety of small specialty retailers and 2) a mercantile, within the CBD, MJB North/CM1 or South Commercial Ave. locations. The 2016 Comp Plan includes goals and policies reflecting this direction.</p> <p>The Economic Development background information in Volume II was updated to be consistent with the KT analysis results.</p>
84	10/28/15	Lauridsen	Concerns about validity of Spending Survey. Suggests rewriting the retail section to correct or eliminate the errors.	<p>The City conducted a retail spending survey in 2014, as one of a variety of methods used to garner wider participation from the community in the Comp Plan update effort. The survey was mailed in utility bills and available online; over 2,000 responses were received. Survey results are available here: https://www.surveymonkey.com/results/SM-QMKGSK6L/. Information and insight garnered from</p>

#		From	Comment(s) Summary	Staff Response
				survey responses should be considered within the context of the survey's limitations, but as one piece of the multitude of public input received during the Comp Plan update process.
85	11/6/15	Property Counselors	Responses to concerns identified by Lauridsen (#84).	Thank you for your comments.
86	11/6/16	Lauridsen	Request for clarification to WWU CEBR regarding use of NAICS code to measure "retail sales tax leakage". Request to re-write or omit Retail section of Ec. Dev. Background Information. Request for more comprehensive analysis of retail spending survey data; identification of various concerns about survey summary report.	See Exhibit 88 (WWU Retail Discussion Final Report, Addendum) for response. Please note the results of the KT analysis, which indicated that mid-scale retail was not a preferred alternative; the 2016 Comprehensive Plan goals and policies incorporate the recommendations of the KT analysis.
87	11/8/15	Kennedy	Responses to comments from Lauridsen (#86).	Comments noted.
91	12/8/15	Adams	Suggest adding language about not degrading the local commons.	ED-1.1 addresses pursuing a balanced economy through the protection and enhancement of the community's natural, historical and cultural amenities.
91	12/8/15	Adams	Regarding removing and/or reducing regulatory barriers and streamlining regulations – believes associated policies ED-7.2 and ED-7.5 are problematic. Terms are subjective.	This goal and associated policies have been updated to better convey their intended meaning.
91	12/8/15	Adams	RE: ED-7.5 – one person's understanding of "vitality" can be another person's nightmare.	The Comp. Plan is intended to be a framework within which multiple, often competing goals are balanced.
114	1/13/16	Hegg	Should have 2014 and 2015 ferry traffic counts added.	The existing conditions reports were prepared at the outset of the update process several years ago. While updated data may be available for various items, due to limited staff time and resources, staff has had to weigh the time required to make updates to data, charts, graphs with the benefit the information would provide.
125	1/20/16	Lauridsen	Email forwarded CAC Land Use, Ec. Dev. & Tourism Committee's reports on Retail and Economic Development	Thank you for your comments. The Planning Commission & City Council received and considered the entire record for the 2016 Comp Plan update, which included all documents prepared by the Community Advisory Committee.
127	1/20/16	Rennis	Urge's PC review of the CAC Ec. Dev. Subcommittee's Retail Report; suggests that economic development incentives be pursued for small businesses and not just big companies.	The Planning Commission & City Council received and considered the entire record for the 2016 Comp Plan update, which included all documents prepared by the Community Advisory Committee.

#		From	Comment(s) Summary	Staff Response
127	1/20/16	Rennis	Ec. Dev. is more than retail, as it encompasses our marine trades, etc.	A section on marine industry conditions was added to the Background Info (Volume II).
127	1/20/16	Rennis	Be cautious of "growth for growth's sake". We reject a proposed economic strategy that would lead to a short term building boom and redevelopment that benefits only the wealthy.	ED -1.10 discusses development of a strategic plan for economic development in coordination with local stakeholders. The development of the plan is noted in the draft strategic implementation plan as an immediate/ high priority.
127	1/20/16	Rennis	We need initiatives that focus on young people coming and staying here, living, working and spending money in town. This is an economic development and affordable housing issue.	Proposed Ec. Dev. goals/ policies encourage attraction of a diverse population, including artists, innovators and families that contribute to a vibrant multigenerational community (ED-1.7), and support development of a range of affordable/workforce housing opportunities and expand options for small or startup businesses (ED-1.8, ED-1.9).
131	1/20/16	Derig, G.	Element appears to rely heavily on attracting a big box retail store. Residents have rejected big box retail 3 times. Why is the subject of retail shopping being elevated to a formula so complicated that it requires a specialist to interpret it? Our community has the brains - home grown - to do the work - why do we always have to have consultants?	In 2016, the City Council completed a Kepner Tregoe (KT) Analysis that evaluated different retail options in Anacortes. Based on the analysis outcomes, mid-scale retail was not a preferred alternative. Preferred alternatives were 1) a variety of small specialty retailers and 2) a mercantile, within the CBD, MJB North/CM1 or South Commercial Ave. locations. The 2016 Comp Plan includes goals and policies reflecting this direction.
135	1/26/16	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions to wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies.	Due to the amount of proposed changes and limitations on resources, staff was not able list each and provide a response here. Many of the suggested changes were made.
147	1/28/16	Richardson	Attaches letter written by Ms. Richardson on 2/5/14 regarding the retail report (Hebert report) that MJB submitted as part of its 2013 amendment/rezone request. States that conclusions in the Ec. Dev. Background Info need to either note that the use of the "general merchandise" [NAICS] category to identify "leakage" is flawed, or remove the entire discussion of retail leakage.	In 2016, the City Council completed a Kepner Tregoe (KT) Analysis that evaluated different retail options in Anacortes. Based on the analysis outcomes, mid-scale retail was not a preferred alternative. Preferred alternatives were 1) a variety of small specialty retailers and 2) a mercantile, within the CBD, MJB North/CM1 or South Commercial Ave. locations. The 2016 Comp Plan includes goals and policies reflecting this direction.

#		From	Comment(s) Summary	Staff Response
155	1/29/16	Barnes, R.	Attaches 2011 draft Transportation Plan from Swinomish Nation website. There are two developments of interest when considering retail expansion in Anacortes. 1) City should keep track of the proposed Walgreens Rite-Aid Merger. 2) Walmart is suddenly closing 154 smaller stores, most in smaller markets...	Thank you for your comments.
213	5/18/16	Hamilton	Questions about changes to Policy ED-1.2 removing reference to Chamber; addition of Policy ED-1.3 regarding City culture and tourism office creation.	Thank you for your comments. These changes were a result of council direction at the May 24, 2016 special council meeting.
216	5/18/16	Hamilton	Concerned that direct mention of the largest employers, the refineries, is absent. Suggest that an energy cluster be included.	The Economic Development Background Information (Volume II) provides information about various industries in Anacortes, including manufacturing ED-5.1 states "Identify and encourage development of industry clusters that can share technologies, facilities and labor resources."
219	5/23/16	Richardson	ED-4.6 – what is a "makers space"?	Added a call-out box adjacent to this policy that defines "maker space".
220	5/24/16	Dolph	Add policies to the comp plan to accelerate the shift to clean energy systems and replace fossil fuel infrastructure. Take care of our refinery workers so as to not ruin Anacortes' whole economy.	Thank you for your comments. Please see Goal EC-8 and associated policies related to sustainability and energy conservation.
222	6/8/16	Port of Anacortes	Policy ED-1.12 – the port looks forward to coordinating with the City to develop an Economic Development Strategic Plan.	Thanks for your comments.
222	6/8/16	Port of Anacortes	Request adding the following policy under Goal ED-4: Support Anacortes' deep water port along the Guemes Channel to ensure our community continues to benefit from this competitive advantage".	ED-4.3 was revised to include reference to support of the deep water port.
222	6/8/16	Port of Anacortes	In the Background Info, Volume II - Requests adding reference to our deep water port; including reference to Guemes Channel and the resulting competitive advantage.	The Transportation Element background information includes a description of the deepwater port.

#		From	Comment(s) Summary	Staff Response
224	6/17/16	Anacortes Chamber of Commerce	Concerned with the deletion of the reference to the Chamber of Anacortes in Anacortes destination branding efforts (Policy ED-3.2).	Policy revised using suggested language.
224	6/17/16	Anacortes Chamber of Commerce	Policies ED-3.3 and ED-8.2 call consideration of a City culture and tourism office and a Community and Business Development office; existing organizations have fulfilled these tasks for Anacortes for many years. A key role for the Council during the final review of the document is to provide directives on which city investments should be the highest priorities for city funds and staff. Tourism marketing and economic development would better be left to skilled and practiced community partners.	Thank you for your comments.
224	6/17/16	Anacortes Chamber of Commerce	The City should include language about fostering a local business climate that supports the long-term economic competitiveness of the March Point refineries.	See ED-4.7 supporting planning for March Point as economic conditions and transportation methods change.
224	6/17/16	Anacortes Chamber of Commerce	To Goal LU-9.7c, suggest adding wording that requires consistency with the Economic Development Element of the plan	Thank you for your comments; no changes made.

Environment & Conservation

#		From	Comment(s) Summary	Staff Response
10	4/27/14	Ward	Forwarded link to Sandi Doughton earthquake presentation and additional info about emergency response efforts; encouraging development of better standards to increase citizen safety/survivability and building/infrastructure resilience.	Thank you for the link. Please see Goal EC-3 and associated policies regarding natural hazards, reducing exposure to landslides, tsunamis and earthquakes.
12	5/8/14	Spargo	Dangers of Bakken oil shipped by rail; refineries impact Anacortes' character; ask refineries to transition toward sustainability, health, safety	Please see Policy ED-4.7 regarding planning for the future in relation to the March Point refineries.
38, 39	9/17/14	Dolph	Suggestion for a Fidalgo Island Naturalist citizens group; plant vegetables everywhere; there should be an EIS for Shell	Thank you for your comments.
40	9/18/14	Dolph	Request for discussion about wildlife corridors in the Comp Plan	Please see PR-7.2, PR-8.2, PR-9.4 regarding planning for wildlife corridors.
91	12/8/15	Adams	The phrase "reasonable and appropriate" as used in Goal EC-2 is wide open to interpretation. Additional concerns about phrasing in this section.	Revisions were made to this goal and associated policies to better reflect their intent.
91	12/8/15	Adams	Need to address preparation for increasing frequency and strength of storms, long-term power outages associated with climate change; develop plans for water provision during and after emergencies.	<p>Several existing proposed policies address natural hazard preparedness and planning for climate change, including Goals EC-3 and EC-13 and associated policies and LU-8.5.</p> <p>The City of Anacortes Natural Hazard Mitigation Plan was last updated in 2014 and is part of the Skagit County 2014 Natural Hazards Mitigation Plan. It identifies potential natural hazards and mitigation strategies and projects. The City has also developed Emergency Response Plan and Water Shortage Response Plan, which address supplying a safe and adequate water supply during adverse events such as drought or an emergency.</p>
91	12/8/15	Adams	Would like to see stronger policies regarding vegetation retention.	Several existing draft policies address vegetation retention including EC-3.3, EC-6.4, EC-7 and associated policies. Existing development regulations in the SMP and AMC governing clearing, grading, subdivision and tree preservation also provide standards for vegetation retention. Impending new Low Impact Development requirements are anticipated to have a positive impact on vegetation retention.

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91	12/8/15	Adams	In EC-4.7 regarding proper use and maintenance of existing septic systems and connection to sanitary sewer whenever possible – change “encourage” to “require”.	Policy revised.
91	12/8/15	Adams	In EC-9.1 regarding compliance with federal and state air pollution control laws – change “promote” to “require”.	Enforcement of federal and state air pollution control laws is by the Northwest Clean Air Agency and the Environment Protection Agency.
91	12/8/15	Adams	Proposed additional policies under EC-12 regarding a resilient local food system.	Changes proposed to EC-12.
91	12/8/15	Adams	Climate change – Great to see this in here. Kudos!	Thanks for your comments.
92	12/8/15	Woodruff	Anacortes is a laggard re: environmental stewardship: Port allows OGV to idle @ Port, spewing diesel exhaust into the air we breathe. Recently, diesel exhaust was named a "known carcinogen". City allows refineries to spew hazardous chemicals unlawfully.	The NWCAA and EPA are responsible for administration and enforcement of air pollution laws.
93	12/9/15	Hegg	Concern about sea level rise impacts in area near San Juan Passage	Policies LU-8.5 and CF-7.9 direct consideration of climate change, including sea-level rise, into consideration in planning activities. Updates to the Shoreline Master Program, required to be completed by 2020, will include discussion, goals, and polices about sea level rise planning.
93	12/9/15	Hegg	Has there been air quality testing near Portalis?	This comment was referred to NWCAA.
96	12/18/15	Stetson	Addressing stormwater issues and protecting homes from water damage should be a priority.	The City’s standards require development to meet the current Department of Ecology Surface Water Design Manual and Surface Water Management/ Comprehensive Plan adopted by the City.
102	1/7/16	Bergner	Change EC-1.2 to add reference to WDFW’s Backyard Wildlife Sanctuary Program.	Change proposed in EC-1.2 per comment.
118	1/13/16	Lauridsen	Element ignores the potential for un-natural hazards associated with the two refineries on March Point and the potential for their expansion to serve as export terminals for Bakken crude oil. Industrial uses at March Point are conditioned upon not inflicting a nuisance on neighboring districts as well as the health, welfare and safety of persons occupying or visiting March Point or adjacent districts. The plan should incorporate an objective to exercise more local control of these hazards.	See Policy LU-9.6 regarding development of industrial and manufacturing land to minimize impacts on surrounding land uses; ED-4.7 regarding planning for potential future uses, product types, manufacturing processes and transportation method changes at March Point refineries; and Policy T-3.7 regarding support for legislation to address freight rail safety and congestion issues, funding for hazardous materials first responder training, and funding for analysis of inland spill response planning and capability.
118	1/13/16	Lauridsen	Plan needs to address the future of the refineries. Will demand for refined crude oil products disappear just as forest	Thank you for your comments. Please see response in the row above.

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			products disappeared? Probably so. Let's address this in some direct and forthright manner.	
119	1/13/16	Lavender	Various written comments suggesting clarifications and changes to EC-2.3, EC-2.6, EC-3.7, EC-4.6, EC-5.3, EC-7, etc.	Various changes made in spirit of comments.
119	1/13/16	Lavender	Proposed new policies under EC-10 – Noise regarding development of regs to protect wildlife / pets from noise levels considered harmful and prohibiting gunfire or explosions.	In staff's opinion, Policy EC-10.1 adequately covers these issues. Discharge of a firearm without lawful authority or causing an explosion in city limits is already prohibited by the AMC.
135	1/26/16	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions to wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies.	Due to the amount of proposed changes and limitations on resources, staff was not able list each and provide a response here. Many of the suggested changes were made.
186	2/10/16	Guterbock	Proposed new policy regarding a program to aid low-income homeowners to improve energy efficiency of older homes	LU-4.3 includes language about exploring incentives to residents that improve building energy performance and/or incorporate onsite renewable energy.
214	5/18/16	Walker	Suggest implementing a safety ring around forestlands to reduce the threat of a devastating forest fire.	This comment was forwarded to the Fire Chief and Forestlands Manager. The City is considering adopting the wildland fire code.

Parks, Recreation & Open Space

#		From	Comment(s) Summary	Staff Response
89	11/25/15	Stark	Element should include development of a Teen/Community Center that will focus on the arts	Policy PR-1.10 discusses exploring options for potential development of a community center.
90	12/2/15	Franz /Kulshan	Various suggestions to add language about low impact development	Changes made to various sections.
94	12/9/15	Wetcher	Plan needs a unifying goal about open space connectivity to further forward and parkland acquisition, non-motorized transportation, environmental management and Shoreline Master Plan.	Goal PR-9 and associated polices discuss establishment and acquisition of a network and open space and public access corridors.
104	1/8/16	Evergreen Islands	All future lands included in the ACFL must be protected by conservation easements	Changes were made per the Parks Department recommendation (see #173 below).
135	1/26/16	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions to wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies.	Due to the amount of proposed changes and limitations on resources, staff was not able list each and provide a response here. Many of the suggested changes were made.
173	1/27/16	Robinson	Comments/suggestions on wording for PR-8.5 and PR-7.6 regarding the Conservation Easement program.	Made changes per Parks Department recommendation.
222	6/8/16	Port of Anacortes	PR-2.3 – please change Cap Sante Boat Haven to Cap Sante Marina. PR-2.4 – suggest changing “maintain” to “develop” since there is currently no public boat launch downtown.	Suggested changes made.

Transportation

#		From	Comment(s) Summary	Staff Response
17	5/26/16	Walker	The City streets are deplorable; better enforcement of standards or more inspectors are needed to enforce standards. Local government officials should force the oil companies and railroads to construct traffic overpasses over RR tracks on busy streets.	The City requires a ROW permit for work in City rights-of-ways. Please see Policy T-3.7 which discuss support for legislation to address freight rail safety and congestion issues.
50	3/9/15	Adams	Requests City maintenance and funding plan for the Skyline Marina access channel.	Thank you for your comments.
98	1/4/16	O'Reilly	Suggest completing a continuous sidewalk along Oakes Ave. from downtown to the Ferry Terminal	Please see Figure T-32 in the Transportation Background Information which includes a project for full widening, bikelanes and sidewalks from the Ferry Terminal to G Avenue on the SR20 Spur.
133	1/25/16	Guterbock	Recommends that passenger cars be moved higher on the vehicle priority list for planning, and that smooth and rapid traffic flow be kept in mind when amenities are planned	There have been mixed comments on this policy. Some positive and some negative. Thank you for your comments.
128	1/20/16	Johnson	Policy T—1.9 regarding reservation of all undeveloped City ROW for future use and do not vacate City ROW unless overwhelmingly beneficial to the City – this is too broad and strong a restriction on future decision-makers	Council approved this verbiage.
128	1/20/16	Johnson	Proposed addition: Coordinate the City transportation plan with other local governmental agencies, in particular the Port of Anacortes and Anacortes School District	The Port of Anacortes provided input on the Transportation Element; ASD is benefited by all non-motorized improvements.
128	1/20/16	Johnson	New Policy Proposal: Encourage the development of a multi-modal transportation center.	See Policy T-1.22 regarding expansion of multi-modal transportation capital facilities.
128	1/20/16	Johnson	Proposed addition - add new policy under T-2 Safety, Options, Mobility regarding SR20 / 12 th St.-Oakes Ave. Corridor – designate as a “major traffic corridor”; do not permit any new private access except through a variance system; all existing non-arterial roads that intersect with SR20/12 th shall be blocked off no closer than 1__ from the corridor	See Policies T-1.11 through T-1.18 regarding policies for SR20 / SR20 Spur.
128	1/20/16	Johnson	Proposed addition – add language under T2 – Safety, Options, Mobility to encourage/require shared transportation ‘pull-outs’ to allow full size buses to completely pull out of the normal lane of traffic	See Policies T-1.11 through T-1.18 regarding policies for SR20 / SR20 Spur.
128	1/20/16	Johnson	Proposed addition – add new policy re: encouraging development of safe and easy-to-use bike and pedestrian walkways around Anacortes and coordinate with regional ped	Added language.

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			and bike routes; also encourage separate grade ped/bike crossings	
128	1/20/16	Johnson	Proposed addition – add policy regarding encouraging one-way streets where existing development and/or geographical issues restrict full width streets	Agree – revised language in T-2.26 to encourage allowing alternative ways to meet standards to promote infill development.
128	1/20/16	Johnson	Proposed addition - Encourage redevelopment of the Tommy Thompson Train	Comment noted. Could use more council discussion/direction.
128	1/20/16	Johnson	Proposed addition – new policy to consider an Intelligent Transportation System improvement to reduce impacts of WSDOT Ferry Traffic	Agree. Added Policy T-1.14.
128	1/20/16	Johnson	Proposed addition – add policy to encourage/require all parking lots to use permeable materials to minimize storm water runoff to Puget Sound	LU-4.2 includes language to update development regulations to emphasize sustainable design in new developments, including forms of Low Impact Development. Development regulations will contain specific requirements.
203	3/21/16	Samish Indian Nation	Support for increased focus on transportation safety, particularly policies encouraging ped/bike and transit facilities, safe routes to school, and increased connectivity.	Thank you for your comments.
222	6/8/16	Port of Anacortes	T-3.18 - Cap Sante Marina currently offers over 160 transient moorage slips which are infrequently filled to capacity. The Port believes partnering with the City to reduce vacancy in our existing transient moorage rather than adding more appropriate meets the outcome of this policy. T-3.22 – please include “public” marinas along with currently identified commercial and private marinas.	Changes made to this policy to support reducing vacancies as well.

Capital Facilities & Utilities

#		From	Comment(s) Summary	Staff Response
110	1/12/16	Buckenmeyer	Proposed Comp Plan Water Element Goals and Policies	Superseded by Public Works Committee recommendation, see above.
118	1/13/16	Lauridsen	Water, sewer, storm and transportation, all of the City's infrastructure planning must be developed to show consistency in the level of housing growth envisioned in the draft.	All infrastructure planning documents have been or will be updated in the near future to use consistent growth projections.
129	1/21/16	Evergreen Islands	Safeguard Our Water 2016 Comp Plan Amendment – request to include EI draft in Comp Plan	Please see Goal U-8 and associated policies.
130	1/20/16	Huffman	All underground distribution lines should be placed in proper conduit.	Thank you for your comments. Undergrounding of utilities is discussed in the Utilities element and in the AMC.
135	1/26/16	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions for wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies.	Due to the amount of proposed changes and limitations on resources, staff was not able list each and provide a response here. Many of the suggested changes were made. Thank you for your comments.
136	1/26/16	Barnes	The assumptions of growth in the Anacortes 2015 Wastewater Comprehensive Plan conflict with and understate the preferred growth numbers in the draft 2016 Comp Plan.	The 20-year growth projections used for the wastewater comp plan are consistent with the growth allocations adopted by GMASC and endorsed by City Council.
137	1/27/16	Evergreen Islands	Comments re: Public Works Committee draft language on water planning	Please see Goal U-8 and associated policies.
142	1/26/16	Pickett	Comments re: City cooperation with PUD, other entities in water use/planning and priority obligations	Please see Goal U-8 and associated policies.
186	2/10/16	Guterbock	Suggested new policy regarding requiring utility providers to install conduct suitable for future fiber whenever streets are reconstructed, etc.	Please see Policy U-1.5 regarding developing policies requiring installation of conduit where needed.
200	3/1/16	Barnes	Comments regarding sanitary sewer overflow event and capacity.	The 2015 Wastewater Comprehensive Plan was adopted by City Council in 2015. The plan used growth projections (20-year projection) consistent with the Land Use element of the plan in its analysis of system capacity and future needs. The City continues to work on the infill and infiltration issues affecting the sewer system and its response plan for various events.
209	4/18/16	Evergreen Islands	Support for language in Goal U-8 and associated policies regarding a sustainable water policy.	Thank you for your comments.

#		From	Comment(s) Summary	Staff Response
215	5/18/16	Wilhoit	Input into the Capital Facilities Plan projects listed	Thank you for your comments. The CFP will be updated later in 2016 concurrently with the budget process.
224	6/17/16	Anacortes Chamber of Commerce	Suggest deleting Policy U-8-8 due to lack of review process and the potential for unintended consequences.	This Policy was revised based on additional council discussion.