



Anacortes City Council
Municipal Building Council Chambers
904 Sixth Street

June 6, 2016
6:00 p.m.

PRELIMINARY AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. AWWA Meter Madness Award
 - b. Proclamation: General Aviation Appreciation Month
 - c. Mayor Opens 2017/2018 Budget Cycle
 - d. Finance Committee Report
 - e. Housing Affordability and Community Services Report
 - f. Public Works Committee Report
4. **Public Comment**
5. **Consent Agenda (Action)**
 - a. Minutes of May 23, 2016 and May 24, 2016
 - b. Approval of Claims in the amount of: \$643,238.16
 - c. Resolution 1962: Emergency Declaration - Sanitary Sewer Repair between 24th & 26th Streets East of Island Hospital
 - d. Contract Award: Install Rapid Flashing Beacons
6. **Public Hearings**
 - a. * Open Record Public Hearing, SPL-2015-0006, 38th Street Short Plat, Appeal of Administrative Decision (Discussion/Possible Action)
 - b. * Public Hearing: Proposed Water Use Efficiency Goal (WUE) (Discussion/Possible Action)
7. **Other Business**
 - a. * Anacortes Railway Presentation (Discussion)
 - b. * Ordinance 2979/Resolution 1963: Stormwater Utility Monthly User Fee Rate and Code Update (Discussion/Possible Action)
 - c. * Ordinance 2980: Establishing a Moratorium on the Receipt and Processing of Planned Unit Development Applications (Discussion/Possible Action)
8. **Adjournment**

Per Resolution 1949, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting. Citizens wishing to speak will please sign in at the back of the Council Chambers prior to the start of the meeting. The Mayor may limit comments to those who have signed in, and may limit the time allotted to each speaker to facilitate the orderly progress of the meeting.*

The City of Anacortes encourages people with disabilities to participate in public meetings.
For assistance with special needs, please contact Cherri Kahns at 360-299-1950 at least 48 hours prior to this meeting.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning June 13, 2016

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes, vouchers and consent agenda items is not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

June 13, 2016

Special Meeting: 2017/2018 Budget Open House, 4:30-5:30, City Council Chambers

- WSDOT 2017 SR 20 Spur Overlay Project Presentation (Discussion)
- Marine Tech Schools Update (Discussion)
- Hearing Examiner Options (Discussion)
- Updated Resolution 1946: Setting Fire Protection LOS Standard and Non-Binding Budget/Revenue Allocation (Discussion/Possible Action)
- Solar Grant Update (Discussion)

TUESDAY, June 14, 2016

Special Meeting: 2017/2018 Budget Planning Session, 4:00-8:00 p.m., City Council Chambers

June 20, 2016

- Public Hearing: 2016 Comprehensive Plan Update

June 27, 2016

July 5, 2016

Special Meeting: 4:00 PM Site Visit, Haddon Road Plat & PUD (East of Whistle Lake Road)

- Closed Record Public Hearing, PUD-2016-1001, Haddon Road 13 Lot Plat & PUD
- 2016 Comprehensive Plan Update: Final Review/Draft Ordinance

July 11, 2016

- Medical Marijuana Update

July 18, 2016

- Ordinance ____: Adopting 2016 Comprehensive Plan

July 25, 2016

August 1, 2016

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Public Works, Monday, Jun 6, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Jun 8, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Jun 13, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Tourism Promotion & Strategic Planning, Thursday, Jun 16, 2016, 4:30 PM, Anacortes Public Library Meeting Room
- Public Safety, TBD
- Public Works, Monday, Jun 20, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Jun 22, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Jun 27, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)



CITY OF ANACORTES PROCLAMATION

General Aviation Appreciation Month

WHEREAS General aviation and community airports play a critical role in the lives of our citizens, as well as in the operation of our businesses, industry, ranches, and farms; and

WHEREAS Washington State has a significant interest in the continued vitality of general aviation, aerospace, aircraft manufacturing, educational institutions, aviation organizations, community airports, and airport operators; and

WHEREAS Washington State has 123 public use airports serving 18,753 pilots and 7,249 general aviation aircraft; and

WHEREAS Public use airports support 248,000 jobs, \$15.3 billion in wages, and \$50.9 billion in total economic activity, Washington is home to 45 charter flight companies, 110 repair stations, and 31 flight schools operating 151 aircraft and providing 310 jobs with 62 fixed-based operators in the state; and

WHEREAS according to the Merge Global report general aviation in Washington for \$3.1 billion in economic impact and supports 7,615 jobs in the state of Washington within a 25 mile radius of Anacortes, general aviation has a local economic impact of over \$125 million and supports over 1800 jobs; and

WHEREAS the City of Anacortes and the state of Washington have a significant interest in the continued vitality of general aviation as a resource that drives economic growth for our community's farms, and sustains critical services such as medical care and disaster relief.

NOW THEREFORE, I, Laurie Gere, Mayor of the City of Anacortes, do hereby proclaim June 2016 as

General Aviation Appreciation Month

in the City of Anacortes, and invite all citizens to recognize this occasion.

Signed this 6th day of June 2016.

CITY OF ANACORTES

Laurie Gere, Mayor

2017 Budget Kickoff

2017 / 2018 Biennial Budget

Upcoming events:

June 13, 2016 – 4:30-5:30 PM Open House in Council Chambers

June 14, 2016 – 4:00-8:00 PM Council Budget Planning Session

June 13, 2016 Open House

- Informal community event. Citizens will be able to mingle with staff and elected officials.
- Department heads will be available to discuss budget vision for the upcoming biennium and to take feedback on what the community would like to see in the upcoming biennium.

Budget Goals

- Last year Council developed 7 broad budget goals:
 - Community enrichment (library, recreation, museum, cemetery)
 - Public safety (police, fire, EMS, and court services)
 - Community and economic development (prepare for growth, and provide requirements for commerce opportunities)
 - Essential services (utility and transportation infrastructure)
 - Natural resource sustainability (good stewards of land, water rights, parks, forestlands)
 - Social Services (provide for health, indigent defense of vulnerable citizens)
 - Responsible government (provide a responsible and representative government that operates transparently with public process, maintaining financial sustainability)

June 14, 2016 Council Budget Planning Session

Departmental staff will present their budget vision and initiatives for the upcoming 2 year biennium.

We will keep track of department requests and Council feedback.

My goal for the meeting is to provide a high level overview of budget initiatives by department to Council

and

Obtain feedback from Council on prioritizing funding for those initiatives.

I'll bring some food in and we will eat while we work.

City Council Minutes – May 23, 2016

Mayor Laurie Gere called to order the regular Anacortes City Council meeting of May 23, 2016 at 6:00 p.m. Councilmembers Ryan Walters, Erica Pickett, Brad Adams, Liz Lovelett and Matt Miller were present. Councilmembers Eric Johnson and John Archibald were absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Parks & Recreation Committee: Ms. Lovelett reported from the last meeting of the Parks & Recreation Committee that the women's side of the Washington Park upper restroom was nearly complete within budget and that work would begin on the men's side next, that staff was working on purchase of a new payment kiosk in the campground, that recreation programs are filled and running successfully, and that the Storvik Park spray pad project was on schedule.

Mr. Miller reported on the Incident Command System (ICS) training held on May 19-20, 2016 in the Council Chambers. He thanked the approximately 30 city staff who attended the extensive training and completed the required prerequisite coursework on line, noting that completion of ICS training is valuable preparation for emergency response and is also required to apply for FEMA grants and for expense reimbursement from FEMA in the event of a disaster. Mr. Miller reminded citizens of the importance of earthquake preparedness at home and at work.

Mr. Walters reported that the Planning Committee meeting earlier in the evening had been cancelled due to conflicting events.

Mayor Gere announced that on May 26, 2016 she would be traveling to Sidney, British Columbia to celebrate the 20th anniversary of the Sister Cities tie between Anacortes and Sidney.

Public Comment

No one present wished to address the Council.

Consent Agenda

Ms. Pickett moved, seconded by Mr. Adams, to approve the following Consent Agenda items. The motion passed unanimously by voice vote.

- a. Minutes of May 9, 2016 and May 16, 2016
- b. Approval of Claims in the amount of: \$1,027,608.40
- c. Street Fair Application: Anacortes Food Co-op BBQ Fundraiser
- d. **Resolution 1959:** LTAC Contracts for 98221 Artists Studio Tour and Women & Junior National Lido Sailboat Regatta
- e. NoaNet Services Agreement
- f. **Resolution 1961:** Waiving Competitive Bidding Requirements for Washington Park Campground Pay Machine

The following vouchers/checks were approved for payment:

Voucher (check) numbers: 80538 through 80647, total \$987,955.67
EFT numbers: 204104 through 204311, total \$16,209.90

OTHER BUSINESS

Skagit Community Action Update

Bill Henkel, Executive Director of Community Action of Skagit County, presented the agency's 2015 Community Impact Report, focusing the agency's work in Anacortes. Mr. Henkel thanked the city for the \$5,000 in the 2015 budget that was directed to Community Action's critical needs program and thanked the mayor and Planning Assistant Joann Stewart for serving on the agency's board. Stressing that the heart of Community Action is creating a spirit of hope by helping people help themselves and each other, Mr. Henkel shared stories about clients and volunteers assisted by Community Action, including many veterans. Referring to his slide presentation included in the packet materials for the evening, Mr. Henkel shared statistics of residents served by the agency, both countywide and in Anacortes. He shared the agency's 2015-2017 strategic priorities and measures of outcomes, including veterans services, expanding the quality and quantity of food in the food bank stream in the county, and reducing homelessness in the face of increasing demand and a virtual absence of vacant rental housing. Mr. Henkel described the agency's goal of changing attitudes and practices towards the poor and steps taken to achieve that. In conclusion, Mr. Henkel described the Community Resource Center in Concrete and suggested that model for Anacortes as it works toward coordinating services for vulnerable citizens. He stressed the value of making existing services more visible and accessible to those in need. Ms. Lovelett, a member of the Housing Affordability and Community Services Committee, thanked Mr. Henkel for his collaboration and supported the idea of establishing a satellite community resource center in Anacortes.

Emergency Operation Plan

Administrative Services Director Emily Schuh presented the draft Emergency Operation Plan that was included in the evening's packet materials. She suggested that Council formally adopt the plan at a future meeting following any requested revisions. Ms. Schuh explained that the plan, which had been in development since 2014, provides a framework for handling emergencies that might arise and incorporates the Skagit County Natural Hazards Mitigation Plan adopted in 2014. She reported that the draft had been extensively reviewed by staff, the Skagit County Dept. of Emergency Management, Skagit 911, CERT volunteer Brock Ward, and both the Public Safety and Personnel committees. Ms. Schuh requested any feedback from councilmembers so it could be incorporated before final adoption.

Mr. Miller said the draft EOP was far improved over the prior version and commended the identification of the primary natural hazards in Anacortes: high winds, winter storms, and earthquakes. He indicated that he would submit further suggestions to Ms. Schuh. Mr. Walters requested more specific task lists for specific types of emergencies. Mr. Miller concurred. Mr. Walters requested that the plan provide specific direction to councilmembers in the event of emergencies and a detailed succession plan in the event that the mayor and the mayor pro tem were both unavailable during an emergency. Mr. Miller noted that pages 13 and 22 of the draft EOP address City Council's role.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council.

Contract Award: Furnish & Install 2 Traveling Screens at WTP Intake Pump Station

Public Works Director Fred Buckenmeyer requested Council authorize a contract to furnish and install two traveling screens at the Water Treatment Plant intake pump station, across the river from the treatment plant. Mr. Buckenmeyer described the function of the screens, which were installed in 1969 and were now in need replacement. He reported that the Engineer's Estimate for the project was \$300K and that the city received five bids for the work with the low bid from Tiger Construction in the amount of \$263,655. Mr. Buckenmeyer recommended awarding the contract to Tiger Construction. Mr. Miller confirmed with Mr. Buckenmeyer that the project would be funded through water rates.

Ms. Pickett moved, seconded by Mr. Walters, authorize contract award to Tiger Construction in the amount of \$263,655 to furnish and install two (2) traveling screens at the WTP Intake Pump Station. The motion passed unanimously by voice vote.

Resolution 1960: Waiving Competitive Bidding Requirements for Outfall Construction Project

Assistant Public Works Director Matt Reynolds requested Council approval of Resolution 1960 to authorize reconstruction and improvement of the Wastewater Treatment Plant outfall without following competitive bidding requirements. Mr. Reynolds described the outfall project and the complicated nature of the work which could result in high bids or a high change order rate depending on how bidders chose to avoid the risk involved with uncertain conditions. He added that the continuous operation of the plant also makes the project more challenging. Mr. Reynolds explained the benefit of selecting a contractor to work with the design team to develop the optimal methodology for pursuing the work and minimize risk. In response to a question from Mr. Miller, Mr. Reynolds advised that the preliminary cost estimate from the design consultant was up to \$1M but that after design the city would negotiate a price with the selected contractor. He cited RCW 70.95A.090 which allows an exemption from competitive bidding for pollution control facilities. City Attorney Darcy Swetnam advised that following her review and consultation with attorney Steve DiJulio of Foster Pepper she had confirmed that the exemption applied to the subject project. In response to a question from Mr. Miller, Mr. Reynolds reported that the Dept. of Ecology had agreed to certify the exemption. Mr. Reynold recommended approval of Resolution 1960.

Mayor Gere invited members of the audience to comment on this agenda item. No one present wished to address the Council.

Ms. Lovelett moved, seconded by Mr. Miller, to adopt **Resolution 1960** authorizing the reconstruction and improvement of the City Wastewater Treatment Plant Outfall without following competitive bidding requirements in awarding the contract. The motion passed unanimously by voice vote.

Executive Session (30 Minutes) per RCW 42.30.110 (b, c)

At approximately 7:06 p.m. Mayor Gere announced that Council would convene in Executive Session for approximately 30 minutes to discuss a potential real estate transaction about which open discussion could result in terms unfavorable to the City and that there would be no action taken following the executive session.

There being no further business, at approximately 7:40 p.m. the Anacortes City Council meeting of May 23, 2016 was adjourned.

City Council Minutes – May 24, 2016

Mayor Laurie Gere called to order the advertised Anacortes City Council special meeting of May 24, 2016 at 11:00 a.m. Councilmembers Ryan Walters, Erica Pickett, Liz Lovelett, John Archibald and Matt Miller were present. Councilmembers Eric Johnson and Brad Adams were absent.

Introduction

Planning Manager Libby Grage summarized the agenda for the session. She shared a comprehensive list of the 85 public meetings held as part of the comprehensive plan update process since March 13, 2013 and the schedule for the remainder of the process through adoption of the updated plan.

Capital Facilities Element Discussion

Planning Director Don Measamer opened the discussion of the Capital Facilities Element beginning on page I-67 in Volume 1 of the draft plan and invited councilmember review of that element which had been revised per prior Council requests. Mr. Measamer, Ms. Grage and Finance Director Steve Hoglund responded to councilmember questions regarding Anacortes School District planning documents, school impact fees, and land acquisition.

Mr. Walters stated that Policy CF-8.3(D) regarding the definition of essential public facility made that definition too broad. Mr. Measamer said staff would review the language to ensure it was consistent with the RCW and possibly remove it.

Mr. Measamer next directed the discussion to Capital Facilities section beginning on page II-125 in Volume 2 of the draft plan and invited a discussion of capital facilities levels of service. He directed attention to Table CF-1, Level of Service Standards, and briefly reviewed the contents of that table. He then displayed the Summary of Rates and Impact Fees included in the packet materials for the meeting. Senior Accountant Philip Steffen explained the methodology used to develop the recommended rates and General Facility Charges for the water, sewer and storm utilities, and impact fees for streets, parks and fire, based on the recommended levels of service and population projections included in the draft plan.

Ms. Lovelett asked how GFCs could be subsidized in order to achieve affordable housing. Mr. Measamer shared draft language for AMC 19.75.040, which was included in the packet materials for the meeting, which would be one way of addressing that concern. Ms. Lovelett asked that this be included as a goal. Mr. Measamer suggested looking at that during the discussion of the Housing Element for that. Ms. Pickett suggested calculating the GFC on a square footage basis so modest apartments would cost less and large homes would cost more.

Mr. Steffen and Mr. Measamer emphasized that neither rates nor impact fees would be included in the comprehensive plan and that the discussion of rates was intended only to make Council aware of the rate structure that would be required to fund levels of service that *would be* adopted as part of the comprehensive plan. Mr. Buckenmeyer explained the nature of impact fees and what types of projects they could fund under GMA. He clarified that the sample road impact fees presented for discussion included previously discussed pedestrian improvements on Oakes Avenue but not on D Avenue, with an aim to maintaining the adopted level of service for vehicles on that roadway. Mr. Archibald and Ms. Lovelett inquired if Council could adopt a different level of service for streets than that recommended by staff. Mr. Miller spoke in favor of the proposed level of service. Ms. Pickett asked how the total proposed GFC and impact fees, which would increase from \$15,800 to \$24,000 by 2021 according to the staff recommendation, compared to neighboring jurisdictions. Mr. Steffen replied that Anacortes would still be on the low end of the rate spectrum regionally.

At noon the assembly recessed briefly for lunch. At approximately 12:15 p.m. Mayor Gere called the meeting back to order.

Fire Chief Richard Curtis presented a series of slides summarizing the recommended level of service for fire protection and potential funding mechanisms, including replacing the current fire impact fee with a

new fire impact fee of 35 cents per square foot. His presentation was added to the packet materials for the meeting. He responded to councilmember questions about specific aspects of the potential funding sources but reiterated that rate setting would occur separately, following adoption of levels of service as part of the comprehensive plan.

Mr. Measamer asked if Council concurred with the proposed levels of service. Mr. Miller pointed out that police staffing would need to increase by 2021 to meet the proposed level of service for police protection. Mr. Walters said he supported the third and fourth bullets of the fire protection level of service in Table CF-1 but was not ready to endorse the first two. Councilmembers discussed the Parks and Recreation Comprehensive Plan with Parks and Recreation Director Gary Robinson, who explained that alternative schedule for revising and adopting that plan due to RCO requirements.

Mr. Measamer then asked Mr. Hoglund to update Council on the process for preparing the 2017-2022 Capital Facilities Plan. Mr. Hoglund referred to the schedule included in Ms. Grage's slide presentation at the outset of the meeting. He explained the different statutory requirements for preparation of the six-year capital facilities plan and the departmental capital improvement project lists which are included by reference in the comprehensive plan. Mr. Hoglund advised that the 2017-2022 CFP would be prepared concurrently with the 2017-2018 budget and would include those projects with clearly identified revenue sources. He clarified that the CFP could be amended if required as new projects and funding sources were identified within the planning horizon.

Review of Proposed Revisions Made to Elements Other than Capital Facilities

A. Proposed Land Use Designations Map & Future Land Use Map

Mr. Measamer turned the discussion to a review of the revisions made to Volume 1 of the draft plan following Council review at prior meetings. He displayed the updated version of the Proposed Land Use Designation Changes map and pointed out the revisions.

Ms. Lovelett suggested that the Cap Sante neighborhood, where accessory dwelling units are not currently allowed because of marine shipping, might be a good location for a transitional zone to recognize its residential character and needs. Mr. Measamer agreed, noting the area around 3rd and 4th Streets.

Mr. Measamer advised that representatives from Island Hospital would address Council during the comprehensive plan public hearing to provide more information on the boundaries of the proposed Medical Overlay. Councilmembers discussed the proposed overlay but did not request any changes to the draft presented for public hearing. Councilmembers discussed with Mr. Measamer and Ms. Grage the processes required to implement any changes adopted as part of the comprehensive plan on the Future Land Use Map, to arrive at new development regulations and a new zoning map. Mr. Walters pointed out that overlays exist only in the development regulations, not on the zoning map, so the precise boundary of the proposed medical overlay did not need to be determined for the land use map. ***He requested language in the draft comprehensive plan identifying the future land use map, identifying which zones correspond to which comprehensive plan designations, and stating that the zones would be implemented following adoption of the comprehensive plan. Mr. Measamer concurred.***

Discussion turned to the land use designations in Table LU-1. Councilmembers and Mayor Gere discussed the R-1 zone at length, including which if any methods were appropriate for allowing higher density in that zone. At the conclusion of the discussion Mr. Measamer confirmed that the text for Residential Low Density 1 in Table LU-1 would remain as drafted for the public hearing and that ***staff would separately prepare for Council action a moratorium on planned unit developments until the PUD requirements could be rewritten.***

B. Text - Goals & Policies (Volume 1) and Background Info (Volume 2)

Council next reviewed revisions to the Goals and Policies in Volume 1 of the draft plan, beginning with the Land Use Element and noting any items councilmembers wanted to have revised prior to the public hearing.

LU-6.3, bullet 1: Ms. Grage reported that a public comment had suggested encouraging rather than requiring a covered entry facing the street. ***After some discussion, “encourage” was agreed upon.***

LU-6.3: Mr. Walters requested that the verb be removed from the beginning of all four bullets, such that none of the bulleted items would be mandatory in the comprehensive plan.

LU-9.7: Ms. Lovelett requested adding a third criterion for environmental sustainability. Mr. Measamer suggested instead adding language to the introduction of this policy: ***“New or additional industrial and manufacturing development should comply with the following criteria, consistent with the environment and conservation element of the comprehensive plan.”***

Councilmembers discussed Goal H-3 and specifically Policy H-3.7 at length regarding means of incentivizing the creation of affordable housing. The following revisions were agreed upon.

H-3.9: “Evaluate land owned by the City and other public entities for use for affordable housing and/or some type of community land trust.”

H-3.10: include text identifying measurable progress; Mr. Archibald requested specific mention of development standards.

At approximately 2:10 p.m. Mayor Gere called a 15-minute break. At 2:28 p.m. the mayor called the meeting back to order.

Review of Volume 1 Goals and Policies continued. In the course of lengthy discussion of a number of policies, particularly in the Environment and Conservation Element, the following revisions were agreed upon.

- ***Page I-37: Add a pullout box regarding fiber optic infrastructure instead of the photo of fireworks.***
- ***EC-6.2: Mr. Walters asked for insertion of a comma: “Streams and wetlands should be maintained in their existing natural condition, or restored where appropriate.”***
- ***EC-8.4: Change “Consider developing...” to “Develop ...”***
- ***New EC-8.12: “Consider developing a sustainable energy task force to develop a strategic plan.”***
- ***New EC-1.9: “Work with appropriate agencies to identify and mitigate environmental cleanup areas.”***
- ***EC-8.8: Change “green energy” to “energy conservation”.***
- ***New ED-8.4: “Anticipate and plan for potential changes to desired uses at March Point as refineries transition to new processes, transport methods, products, and a sustainable economy.”***
- ***T-1.2: Assign a separate policy number to the second sentence of the policy and renumber the rest of the policies in Goal T-1 accordingly.***
- ***T-1.13: Add at the end of the policy, “... using existing roadways.”***
- ***T-1.16: Add at the end of the policy, “... such as West Second Street.”***
- ***T-1.22: Mr. Walters asked that this policy be rewritten for proper subject-verb agreement and that the reference to impact fees be removed. Ms. Grage concurred.***
- ***T-2.24: Mr. Walters asked that former policy T-2.24 (“Improve local street design for walking, bicycling, and transit use to enhance communities, connectivity, and physical***

activity.”), which had been entirely struck in the draft under review, be reinstated somewhere in the Transportation element. Ms. Grage concurred.

- **T-2.8: Add at the end of the policy, “... e.g., electric bike rentals”.**
- **T-3.2: Remove “(i.e. \$2,998.50 per new peak hour trip)”.**
- **T-3.4: Remove A and B from this policy.**
- **Goal U-3: Add a policy or language to an existing policy calling for a fiber master plan and require the installation of conduit where needed.**
- **U-7.4: Change to read: “Establish minimum setback requirements to protect transmission pipelines, and to protect development from transmission pipelines, particularly transmission pipelines.”**

Considerable discussion then ensued regarding Policy U-8.7 addressing the city’s water rights. After half an hour of thoughtful discussion and consultation with Mr. Buckenmeyer, councilmembers and Mayor Gere agreed to restate the policy for the public hearing: **“The city must not sell or lease its water rights.”** Mr. Walters then persuaded his colleagues to add the following statement to U-8.7 [or add it as a separate policy] for the public hearing, noting that language could much more easily be struck after the public hearing than inserted: **“The City may not enter into any contracts for the sale of water in excess of [range from 1 to 1,000,000] gallons per year to any non-municipal or non-residential water reseller for a term longer than five years.”**

U-8.1(4): Change “commercial” to “commercial and industrial”.

Council next reviewed revisions Volume 2 of the draft plan, noting any items councilmembers wanted to have revised prior to the public hearing.

Ms. Lovelett requested inclusion of definition of affordable housing. After discussion of various options, she suggested **a sidebar on page I-34 referencing charts in Volume II for statistics regarding income levels and housing affordability.** Ms. Grage concurred.

Councilmembers discussed as some length which materials were appropriate for including in the Retail Sales Conditions section beginning on page II-32. **The group agreed to remove the section entitled Impact of Large Format Retail but retain the Projected Retail Demand section and the Anacortes Retail KT Analysis Report. Mr. Walters asked staff to remove sections that don’t affect some future reader of the plan, then revise the section to flow smoothly and coherently after the deletions.**

Next Steps

Ms. Lovelett inquired if any further feedback could be submitted to staff prior to publication of the draft comprehensive plan for the public hearing. Ms. Grage indicated that any further councilmember input would need to be submitted to her by May 31, 2016 and that she would email councilmembers confirming that date. **Mr. Walters requested a page near the front of the document listing all the other plans that are incorporated by reference in the comprehensive plan.**

Mr. Measamer advised that the public hearing had been scheduled tentatively for June 20. He suggested that a second night might be required to accommodate all those who might wish to speak. Mayor Gere and councilmembers discussed encouraging written comments and using published speaker time limits to ensure that everyone would have a chance to be heard. Mr. Measamer advised that he would advertise the meeting as potentially extending to the following evening and would include suggested speaker timelines.

There being no further business, at approximately 4:35 p.m. the Anacortes City Council advertised special meeting of May 24, 2016 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the June 6, 2016 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204418	11/19/2015	20160601	08563	CHOWANEC, BILL	STATION 3 RENT: JUNE	\$1,912.00
200740	2/2/2016	Order	04831	T-SHIRTS BY DESIGN	ANNUAL UNIFORMS: T-SHIRT, HATS AND	\$1,418.10
204600	2/25/2016	32747	00382	BOSTEC INC	BREATH ALCOHOL TESTING SUPPLIES	\$225.30
204503	3/12/2016	10287	07844	NW COMMUNICATIONS, INC	NARROWBAND LICENSCE PREP FEE FOR KZI400	\$260.40
202589	3/17/2016	045-155690	00847	TYLER TECHNOLOGIES INC	TYLER OUTPUT PROCESSOR LICENSE FEE	\$7,595.00
202707	3/18/2016	Exec March travel	02342	SAFEWAY INC	FUEL FOR MEETING IN SEATTLE	\$26.22
202890	3/28/2016	1387785	03100	WOOD'S LOGGING SUPPLY	SUCTION HOSE	\$75.95
202887	3/28/2016	1387788	03100	WOOD'S LOGGING SUPPLY	ADAPTER	\$3.94
204412	3/28/2016	360-299-2484-0726025	07909	FRONTIER	MARCH CORRECTION	\$32.00
202706	3/29/2016	Exec March Visa	05765	ADRIFT	MARCH LUNCH MEETING AND FUEL FOR MEETING IN SEATTLE	\$12.21
204427	4/1/2016	409-A	05518	ETLICHER, VERNON	APRIL, PARTIAL ASSIST LIVING, LEOFF 1 (\$41 X 30 DAYS)	\$1,230.00
203733	4/5/2016	7966645	08811	AMAZON.COM	FOG JUICE FOR SMOKE MACHINE, VELCRO	\$64.13
204536	4/14/2016	160324-2627	09913	LAB/COR INC	GIARDIA/CRYPTOSPORIDIUM SAMPLES - 4/4/16	\$900.00
203060	4/15/2016	21632	00086	ALLMAX SOFTWARE INC	OPERATOR 10 DATA MANAGEMENT UPGRADE	\$900.00
204370	4/20/2016	reimbursement	10173	KUHNLEIN, LISA	DRAWING PAPER - BOOK	\$23.40
203869	4/24/2016	26138	10158	BW PREMIER PLAZA HOTEL & CONF	TRAINING; HOTEL STAY - OFFICER RAY	\$411.71
204258	4/26/2016	0505411	00932	FERGUSON ENTERPRISES, INC	GASKETS	\$3.55
204464	4/26/2016	1062398381	01299	RICOH USA, INC	COLOR COPIER/PRINTER FOR PATROL (REPLACED BLK&WHT)	\$849.56
203530	4/26/2016	order	10071	VANDAL STOP PRODUCTS	COMMERCIAL TOILET PAPER HOLDERS - WA PRK	\$594.00
203458	4/27/2016	04067010	04442	DEERE & COMPANY	WTP MAINTENANCE UTILITY VEHICLE	\$7,517.04
203748	4/27/2016	1078640	08811	AMAZON.COM	WALL-MOUNTED FILE	\$16.60
204364	4/27/2016	655587	05284	GUARDIAN SECURITY SYSTEMS INC	WTP FIRE ALARM TEST/INSPECTION/CERTIFICATION	\$232.55
204363	4/27/2016	655588	05284	GUARDIAN SECURITY SYSTEMS INC	MHC FIRE ALARM TESTING/REPORT	\$320.85
204365	4/27/2016	655592	05284	GUARDIAN SECURITY SYSTEMS INC	CARNEGIE FIRE ALARM TEST/FEE/CERTIFICATION	\$251.28
204455	4/27/2016	655593	05284	GUARDIAN SECURITY SYSTEMS INC	ANNUAL FIRE ALARM AND SPRINKLER TESTING AND CERTIFICATION	\$659.25

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204516	4/28/2016	1912	01306	INDUSTRIAL MOWING & SPRAYING	WEED CONTROL SPRAYING AND LAGOON MOWING	\$3,048.85
203678	4/28/2016	253-004-9336-0614005	07909	FRONTIER	APD DS1 LINES	\$357.65
203631	4/28/2016	50932753002	08990	MICHAELS	MESSY ME SUPPLIES	\$39.06
204270	4/28/2016	9764527972	02879	VERIZON WIRELESS	WTP SCADA MODEMS	\$160.06
204373	4/30/2016	0173	02468	SKAGIT COUNTY SOLID WASTE FUND	APRIL TONNAGE HAULED	\$75,715.58
204127	4/30/2016	114-3986977	04834	UNITED SITE SERVICES	Portable toilet rental - Ace of Hearts	\$87.55
204259	4/30/2016	114-3987152	04834	UNITED SITE SERVICES	PORTA POTTY RENTAL AT PARK NEXT TO ROCKRIDGE PUMP STATION	\$110.08
204466	5/1/2016	5041845333	01299	RICOH USA, INC	APD COPIER CHARGES FOR APRIL 2016	\$37.32
204606	5/2/2016	10756960685276227	08811	AMAZON.COM	PATROL SUPPLIES; DUTY HOLSTER	\$136.44
204156	5/2/2016	1396602	03100	WOOD'S LOGGING SUPPLY	TOOL BOX KEYS	\$10.59
203874	5/2/2016	51656	00003	A-1 MOBILE LOCK AND KEY	TRUCK #135 REPLACEMENT KEY	\$103.08
203850	5/2/2016	56957	00003	A-1 MOBILE LOCK AND KEY	PUBLIC SAFETY BLDG; COURT ROOM DOOR REPAIR	\$70.53
203732	5/2/2016	689331886	08925	NETWORK SOLUTIONS	DOMAIN NAMES FOR PUBLIC WORKS WEBSITES	\$229.90
203827	5/3/2016	102-0967457-1957869	08811	AMAZON.COM	ERGONOMIC MOUSE	\$19.99
204277	5/3/2016	200024889996	02192	PUGET SOUND ENERGY	INTAKE ELECTRICITY	\$356.91
204495	5/3/2016	FERRY RECEIPT	02922	WASH ST DEPT OF TRANSPORTATION	TRAINING; FERRY TO PT TOWNSEND AND BACK	\$28.10
204641	5/3/2016	Q83-W23-A28	10181	AEROPARKING	AIRPORT PARKING FOR JM & MG	\$33.98
204491	5/3/2016	REIMB	01029	FULLER, CHRIS	TRAINING PER DIEM REIMBURSEMENT; HOMICIDE CONF DET SGT FULLER	\$123.00
204494	5/3/2016	ROOM # 314A	10077	BEST WESTERN PLUS BAINBRIDGE I	TRAINING HOTEL STAY; HOMICIDE CONF. DET. SGT. FULLER	\$295.56
204084	5/4/2016	0798 071 0885	06421	BEST BUY ADVANTAGE ACCOUNT	MYWIRELESSTV2	\$193.12
204374	5/4/2016	53075	00592	CODE PUBLISHING INC	SKAGIT COUNTY CODE UPDATE	\$5.97
204250	5/4/2016	538806270	04013	SIGMA-ALDRICH INC	LAB ACCREDITATION PT SAMPLES - E.COLI, STANDARD PLATE COUNT	\$228.18
204251	5/4/2016	538810491	04013	SIGMA-ALDRICH INC	LAB ACCREDITATION PT SAMPLES - MICROBIOLOGICAL	\$263.08
204530	5/4/2016	64489	06662	SMALL, JOHN	TRAINING HOTEL STAY; CAPT SMALL	\$201.94
203866	5/4/2016	8561 0004 96133	02896	VISA	CITY HALL REPLACEMENT LIGHTS	\$198.38
204539	5/4/2016	91819779	01061	CHEMTRADE SOLUTIONS LLC	ALUM	\$6,133.09
204636	5/4/2016	9598/7049	08928	ALASKA AIRLINES	BAGGAGE CHARGES FOR MARIO GONZALEZ	\$50.00
204524	5/4/2016	PER DIEM	06662	SMALL, JOHN	TRAINING PER DIEM; CAPT SMALL	\$76.00

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204005	5/5/2016	102-5506981-0461008	08811	AMAZON.COM	BATTERY CHARGER FOR #90009	\$42.32
204260	5/5/2016	889002/1	00021	ACE HARDWARE	VINYL TUBING	\$16.52
204004	5/6/2016	102-2482934-1006623	08811	AMAZON.COM	ELECTRICAL LIGHT CONTROLLER FOR EQUIP	\$36.87
204607	5/6/2016	107292101198433047	08811	AMAZON.COM	PATROL SUPPLIES; 3.4 FINGER GLOVES	\$165.87
204643	5/6/2016	205603	10182	SAFARI INN DOWNTOWN	LODGING FOR JEFF MARRS & MARIO GONZALEZ AT AWWA CONFERENCE	\$413.58
204478	5/6/2016	5262016	02192	PUGET SOUND ENERGY	HEART OF ANACORTES UTILITY	\$494.91
204253	5/6/2016	538832967	04013	SIGMA-ALDRICH INC	LAB ACCREDITATION PT SAMPLES - TURBIDITY, PH	\$107.96
204534	5/6/2016	78348^	00369	BLYTHE PLUMBING & HEATING INC	REPAIR TOILET IN WOMENS LOCKER ROOM	\$254.98
204650	5/7/2016	89586	00719	DALCO INC	PARTS AND LABOR TO REPAIR HOT WATER PRESSURE WASHER	\$425.57
204254	5/9/2016	J395732	02123	PLATT ELECTRIC SUPPLY INC	CIRCUIT IDENTIFIER/TRACER	\$78.11
204515	5/9/2016	TS70088	02010	OVERHEAD DOOR CO	REPAIR WTP WET CHEMICAL BUILDING OVERHEAD DOOR	\$924.38
204060	5/10/2016	102-6183192-1530651	08811	AMAZON.COM	MASTER LOCK COUPLER LOCKS FOR #854, #855	\$54.48
204474	5/10/2016	108352	09664	CENTAUR AWARDS INC	RIBBONS FOR ART DASH	\$324.90
204517	5/10/2016	538853755	04013	SIGMA-ALDRICH INC	WTP LAB ACCREDITATION SAMPLE - TOTAL RESIDUAL CHLORINE	\$57.74
204281	5/10/2016	5684-68772981	10169	RISE VISION	RISE VISION VIDEO MONITOR DATA STORAGE	\$130.20
204546	5/10/2016	8498 30 030 0111230	04412	COMCAST	WTP - PHONE SERVICE	\$184.88
204014	5/10/2016	Order	02839	USA BLUE BOOK	STENNER TUBE	\$99.84
204034	5/10/2016	Quote 20486605	00898	ESRI INC	ARCGIS FOR SERVER IMPLEMENTATION 144574	\$12,400.00
204482	5/10/2016	S009624301.001	01446	KELLER SUPPLY COMPANY	SINKS, DRAIN OUTLETS - WA PARK UPPER	\$591.19
204552	5/11/2016	045-160445	00847	TYLER TECHNOLOGIES INC	CONSULTING TIME TYLER TOP	\$75.00
204106	5/11/2016	608285180	04308	COSTCO	STRING LIGHTS FOR DEPOT	\$162.72
204085	5/11/2016	91574734	08491	CLEVERBRIDGE INC	LANSWEEPER STANDARD SOFTWARE	\$395.00
204563	5/11/2016	amazonprime	08811	AMAZON.COM	AMAZON PRIME MEMBERSHIP	\$99.00
203438	5/12/2016	0041629	10137	POLLARDWATER #3325	DEBRIS CAP BLUE HDL & LOCK - SZ 7	\$900.82
204605	5/12/2016	005377492	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM SHIRTS; TREVINO	\$175.74
204472	5/12/2016	005377500	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM ITEMS; NEW OFFICER TREVINO	\$17.34

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204471	5/12/2016	005377509	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; NEW OFFICER TREVINO	\$105.14
204502	5/12/2016	10275	07844	NW COMMUNICATIONS, INC	NARROWBAND LICENSE PREPARATION FEE	\$260.40
204608	5/12/2016	10739527321029836	08811	AMAZON.COM	PATROL SUPPLIES; 3/4 FINGER GLOVES	\$55.26
204075	5/12/2016	2455035	05432	SAFEWAY PHARMACY	COOKIES, WATER FOR MARIJUANA OPEN HOUSE	\$16.49
204352	5/12/2016	39911	04319	HANDY'S HEATING	CUSTOM COUNTER TOP AND COVER FOR	\$376.85
204451	5/12/2016	622771	03768	SAN DIEGO POLICE EQUIP CO INC	PATROL SUPPLIES; AMMUNITION	\$297.50
204135	5/12/2016	677702969	01997	ORIENTAL TRADING CO INC	SUPPLIES FOR FANCY NANCY TEA PARTY	\$52.14
204261	5/13/2016	001965	08501	COASTAL FARM & RANCH	OPERATOR UNIFORM PANTS FOR BOB MACKAY	\$73.76
204603	5/13/2016	005384988	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM ITEM; TREVINO	\$4.38
204083	5/13/2016	102-8066267-9734621	08811	AMAZON.COM	IPHONE 5S SCREEN PROTECTOR	\$4.99
204280	5/13/2016	16-10466	00850	EDGE ANALYTICAL INC	FLUORIDE SAMPLE	\$24.00
204274	5/13/2016	300000005235	02192	PUGET SOUND ENERGY	RESERVOIR & PUMP STATION ELECTRICITY	\$2,839.36
204651	5/13/2016	89723	00719	DALCO INC	PARTS AND LABOR FOR HOT WATER PRESSURE WASHER REPAIR	\$38.78
204425	5/13/2016	97880000001	00494	CASCADE NATURAL GAS CORP.	STA 3: 4/13 - 5/12	\$19.89
204256	5/13/2016	NR16368001	00780	DEPARTMENT OF ECOLOGY	LAB ACCREDITATION FEES	\$920.00
204086	5/13/2016	U7076606202	08912	EBAY OR PAYPAL	VICEVERSA PRO 2.5 SOFTWARE	\$471.70
204272	5/14/2016	000099E018206	02817	UNITED PARCEL SERVICE	SHIPMENT TO LUBE WATCH	\$8.13
204369	5/15/2016	05/15/2016	02949	WASHINGTON MUSEUM ASSOCIATION	MUSEUM MEMBERSHIP WMA	\$30.00
204395	5/16/2016	00079879	09304	OWEN EQUIPMENT COMPANY	TRAINING CHARGES VACTOR TRUCK, STREET	\$398.00
204342	5/16/2016	001-335876	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #009	\$59.48
204348	5/16/2016	001-335966	02109	PISTON SERVICE OF ANACORTES	PARTS FOR SHOP STOCK	\$235.16
204344	5/16/2016	001-5018	00697	CUMMINS INC.	PARTS FOR VEH #7-905	\$855.63
204245	5/16/2016	102-7391558-5217021	08811	AMAZON.COM	LIGHT BULB WITH LENS #009	\$10.47
204170	5/16/2016	102-9713465-8448235	08811	AMAZON.COM	AMBER SINGLE SURFACE MOUNT LIGHTS FOR	\$59.24
204638	5/16/2016	153330	01132	GREEN RIVER COMMUNITY COLLEGE	CLASS REGISTRATION FOR SETH VAN WYCK	\$300.00
204279	5/16/2016	16-10467	00850	EDGE ANALYTICAL INC	DISTRIBUTION THM & HAA5 SAMPLES	\$962.00
204538	5/16/2016	160447-2724	09913	LAB/COR INC	GIARDIA/CRYPTOSPORIDIUM SAMPLES - 5/9/16	\$900.00
204549	5/16/2016	23782	00715	DAHL ELECTRIC INC	TROUBLESHOOT FIRE PUMP VFD @ ROCKRIDGE PUMP STATION	\$620.54

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204343	5/16/2016	41600186505	02909	LES SCHWAB TIRE CENTERS	PART FOR VEH #831	\$14.65
204368	5/16/2016	48990	05335	NETWORK COMPUTING ARCHITECTS	BARRACUDA ENERGIZE/AHR, 1 YEAR SUBSCRIPTION	\$2,565.47
204415	5/16/2016	918170	09961	CARDINAL HEALTH 411, INC.	PHARMACEUTICALS	\$44.58
204402	5/16/2016	93073781	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$18.84
204407	5/16/2016	93073782	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$406.93
204404	5/16/2016	93073783	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$52.31
204405	5/16/2016	93073784	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$48.76
204406	5/16/2016	93073785	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$242.58
204420	5/16/2016	A1106668	02405	SEBO'S DO-IT CENTER	CAULK, ADHESIVE, TOOLS - WA PARK	\$42.65
204442	5/16/2016	C272159	02405	SEBO'S DO-IT CENTER	BRUSH DEFENDERS TOOLS	\$102.22
204376	5/16/2016	LTAC 2016 Reimburse	10174	DR. SAMUEL G. BROOKS GUILD	LTAC HOME & BOAT TOUR	\$750.00
204161	5/16/2016	Order	01939	NORTHSTAR CHEMICAL	SODIUM BISULFITE 38% SOLUTION - FILLED	\$2,201.03
204394	5/16/2016	RE 41 JA2711 L138	02941	WASH ST DEPT OF TRANSPORTATION	COMMERCIAL AVE. LABOR AND EQUIPMENT	\$1,009.46
203389	5/16/2016	TM-157774	00095	ALPINE PRODUCTS INC	WHITE TRAFFIC PAINT / STATE CONTRACT	\$22,402.28
204445	5/16/2016	WAANA82754	00939	FASTENAL CO	MISC. FASTENERS - DEPOT	\$39.65
204535	5/17/2016	1988601336	06718	ARAMARK	WTP LAUNDRY SERVICE	\$33.24
202971	5/17/2016	2196	08674	RAINIER ENVIRONMENTAL LAB	WHOLE EFFLUENT TOXICITY TEST	\$3,000.00
204540	5/17/2016	229606	01023	FRONTIER BUILDING SUPPLY	SIDEWALK CRACK SEAL	\$171.50
204336	5/17/2016	229622	01023	FRONTIER BUILDING SUPPLY	EDGER-DOUGLAS FIR	\$19.37
204380	5/17/2016	4117174	04285	SKAGIT VALLEY POLARIS KAWASAKI	PART FOR VEH #850	\$31.45
203865	5/17/2016	47333/2	06246	CORIX WATER PRODUCTS	3.5 FL FIRE HYDRANT W/STORTZ	\$3,886.11
204518	5/17/2016	538910974	04013	SIGMA-ALDRICH INC	WTP LAB ACCREDITATION SAMPLE - ANIONS - WS	\$98.28
204312	5/17/2016	86030	01939	NORTHSTAR CHEMICAL	SODIUM HYPOCHLORITE AND SODIUM HYDROXIDE	\$598.16
204514	5/17/2016	874 3508 017768 2	01616	LOWE'S BUSINESS ACCOUNT/GEMB	APRIL/MAY HARDWARE SUPPLIES	\$180.49
204416	5/17/2016	924247	09961	CARDINAL HEALTH 411, INC.	PHARMACEUTICALS	\$83.91
204408	5/17/2016	93085720	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$13.00
204409	5/17/2016	93085721	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$89.66
204403	5/17/2016	93085722	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$40.33
204410	5/17/2016	93085723	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$234.87
204422	5/17/2016	A1107080	02405	SEBO'S DO-IT CENTER	FASTENERS - WA PARK RESTROOM REMODEL	\$20.63
204424	5/17/2016	A1107204	02405	SEBO'S DO-IT CENTER	FASTENERS, SWITCHPLATES, DRILL BITS -	\$23.47
204428	5/17/2016	A1107257	02405	SEBO'S DO-IT CENTER	TOOLS - CEMETERY WALL	\$10.20

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204493	5/17/2016	ROOM #607	08964	HOTEL MURANO	TRAINING HOTEL STAY-WCIA & WAPRO CONFERENCE - INGRAM	\$257.46
204359	5/18/2016	001-336159	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #131	\$111.50
204358	5/18/2016	001-336193	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #602	\$23.76
204454	5/18/2016	101412	00244	ASSN OF WASHINGTON CITIES	JUNE, SUPPLEMENTAL LIFE INSURANCE	\$323.41
204396	5/18/2016	105918	10177	INFOSEND	POSTAGE DEPOSIT	\$6,256.00
204453	5/18/2016	1391	00408	MARKET LLC, THE	WELLNESS - UNPLUGGED - TEA FOR BASKET	\$3.39
204400	5/18/2016	1453591	02519	SKAGIT PUBLISHING	AA-1453591 NOTICE OF PUBLIC HEARING WATER USE GOAL	\$55.72
204423	5/18/2016	16940000009	00494	CASCADE NATURAL GAS CORP.	STA 2: 4/19 - 5/17	\$41.85
204437	5/18/2016	212719	02519	SKAGIT PUBLISHING	POSITION AD, ENGINEERING TECH 1 (5/13/16 - 5/18/16)	\$421.03
204379	5/18/2016	2455036	02342	SAFEWAY INC	ICE FOR THE LAB	\$51.95
204562	5/18/2016	3630	02090	PETTY CASH FUND	EXHIBIT SUPPLIES	\$8.13
204371	5/18/2016	4063	09297	NORTHWEST RUNNER MAGAZINE	1/4 PAGE AD-JUNE 2016 ISSUE - ART DASH	\$325.00
204519	5/18/2016	51826-00	03833	FINE LINE DIVISION OF	REPLACEMENT PROBES FOR SETTLE/RAW PH ANALYZER	\$732.38
204419	5/18/2016	674400000007	00494	CASCADE NATURAL GAS CORP.	STA 1: 4/19 - 5/17	\$38.66
204155	5/18/2016	74497	04417	LANCER SALES USA INC	DOOR SPRINGS FOR DISHWASHER MODEL 810 LX	\$245.00
204360	5/18/2016	75399	07368	HOSE SHOP INC, THE	PARTS FOR #9-905	\$485.54
204361	5/18/2016	7561	08981	PACIFIC NORTHWEST FIREWOOD	FIREWOOD - RESALE ITEM	\$1,050.00
204384	5/18/2016	800-10006748	05987	ALL BATTERY SALES & SERVICE	PARTS FOR #90009	\$43.40
204436	5/18/2016	82152472	09185	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$47.52
204594	5/18/2016	890015/1	00021	ACE HARDWARE	SCREW DRIVER SETS, FOLDING SAW, SEAL	\$236.90
204480	5/18/2016	91760000009	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS SERVICE - VOL. PARK RESTROOM	\$15.57
204618	5/18/2016	93977981	10089	MIDWEST TAPE	DVDS	\$49.36
204431	5/18/2016	A1107475	02405	SEBO'S DO-IT CENTER	CABLE TIES - DEPOT STRING LIGHTS INSTALL	\$8.67
204432	5/18/2016	A1107476	02405	SEBO'S DO-IT CENTER	SHOWER DRAIN - WA PARK RESTROOM REMODEL	\$7.76
204433	5/18/2016	A1107627	02405	SEBO'S DO-IT CENTER	FASTENERS - WA PARK RESTROOM REMODEL	\$38.49
204434	5/18/2016	A1107700	02405	SEBO'S DO-IT CENTER	X-LINE	\$17.35
204356	5/18/2016	Petty cash remim	02092	PETTY CASH FUND	PETTY CASH REIMB AS MAY 15TH	\$84.21
204490	5/18/2016	REIMB	09097	INGRAM, KATIE	TRAINING PER DIEM; WAPRO CONF RECORDS SUPERVISOR INGRAM	\$29.00

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204387	5/18/2016	WAANA82813	00939	FASTENAL CO	PARTS FOR WATER DEPT	\$29.25
204604	5/19/2016	005416181	00368	GALLS LLC - DBA BLUMENTHAL UNIT	UNIFORM BELT; TREVINO	\$25.15
204429	5/19/2016	0175465	00950	FIDALGO BAY COFFEE COMPANY	10 LBS. COFFEE - 5/19	\$94.10
204362	5/19/2016	0175466	00950	FIDALGO BAY COFFEE COMPANY	COFFEE FOR OPS/PARKS - 20LBS	\$186.00
204533	5/19/2016	0191950-IN	02260	REISNER DISTRIBUTOR INC	OIL FOR SURGE TANK COMPRESSORS	\$206.45
204378	5/19/2016	0192080-IN	02260	REISNER DISTRIBUTOR INC	OIL FOR THE PLANT	\$238.42
204382	5/19/2016	0192083-IN	02260	REISNER DISTRIBUTOR INC	SUPPLIES FOR SHOP	\$1,867.90
204366	5/19/2016	05/19/2016	00955	FIDALGO CLEANING	CARNEGIE CLEANING	\$100.00
204367	5/19/2016	05/19/2016	00955	FIDALGO CLEANING	MHC CLEANING	\$50.00
204467	5/19/2016	0503158	00932	FERGUSON ENTERPRISES, INC	PRORATED WARRANTY MXU'S - 13 YR.	\$3,010.96
204469	5/19/2016	0503260	00932	FERGUSON ENTERPRISES, INC	PRORATED WARRANTY 13 YR. MXU'S, SOLE	\$2,903.72
204468	5/19/2016	0503267	00932	FERGUSON ENTERPRISES, INC	PRORATED 13 YR WARRANTY MXU'S, SOLE	\$2,903.43
204386	5/19/2016	106-1936370- 3981019	08811	AMAZON.COM	PART FOR #90009	\$16.22
204449	5/19/2016	160402	04831	T-SHIRTS BY DESIGN	ASSORTED T-SHIRT SIZES FOR VOLUNTEERS	\$1,139.79
204457	5/19/2016	1988604793	06718	ARAMARK	NYLON MATS CLEANED	\$12.90
204389	5/19/2016	1988604802	06718	ARAMARK	LAUNDRY SVC FOR OPS & PARKS	\$50.98
204548	5/19/2016	229979	01023	FRONTIER BUILDING SUPPLY	DECKING BOARD - SAGE	\$539.03
204489	5/19/2016	23556	02480	SKAGIT VALLEY COLLEGE	TRAINING; TI TRAINING CORP SIMULATOR RENTAL	\$200.00
204463	5/19/2016	51088	02523	SKAGIT COUNTY GOVERNMENT	QUARTER 1, 2016; SPILLMAN	\$9,605.23
204572	5/19/2016	A11074922	02405	SEBO'S DO-IT CENTER	ZIPLOC BAGS	\$4.25
204435	5/19/2016	A1107957	02405	SEBO'S DO-IT CENTER	FASTENERS	\$5.78
204438	5/19/2016	A1107976	02405	SEBO'S DO-IT CENTER	SPRAY CLEANER, SPRAYER - BASEBALL	\$18.93
204450	5/19/2016	A35223/1	00021	ACE HARDWARE	WELLNESS BASKET FOR UNPLUGGED, ACE HARDWARE GIFT CARD	\$20.00
204383	5/19/2016	WAANA82835	00939	FASTENAL CO	PARTS FOR #90009	\$64.49
204381	5/20/2016	001-336462	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #511	\$2.57
204532	5/20/2016	038 200 0000 2	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS	\$236.92
204375	5/20/2016	15-081-IDS-001	00369	BLYTHE PLUMBING & HEATING INC	RETAINAGE RELEASE	\$1,765.65
204612	5/20/2016	154 700 0000 9	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS 1220 10TH STREET	\$29.91

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204531	5/20/2016	18-12432	09909	ADVANCED CALIBRATION LABEL	INSTRUMENT VERIFICATION LABELS	\$91.99
204557	5/20/2016	199 800 0000 4	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS - MHC/CARNEGIE	\$31.49
204372	5/20/2016	205	05541	SCHMIDT, NICOLE	S. COMMERCIAL PLANTER BOXES	\$4,999.14
204527	5/20/2016	26003738221	02192	PUGET SOUND ENERGY	NATURAL GAS SERVICE - DEPOT	\$58.70
204460	5/20/2016	40311	10156	911 SUPPLY	REPLACEMENT NAME TAGS	\$91.14
204528	5/20/2016	53800000001	02192	PUGET SOUND ENERGY	NATURAL GAS - GRAND VIEW	\$19.55
200679	5/20/2016	610150	09304	OWEN EQUIPMENT COMPANY	VACTOR TRUCK STATE CONTRACT	\$314,579.28
204529	5/20/2016	63800000000	02192	PUGET SOUND ENERGY	GAS SERVICE - GRAND VIEW	\$10.00
204588	5/20/2016	710 300 0000 5	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS FOR OPS/SHOP	\$213.03
204430	5/20/2016	74061206 May	10088	GOTOCITRIX.COM	MONTHLY GOTOCITRIX PAYMENT	\$53.17
204585	5/20/2016	890143/1	00021	ACE HARDWARE	WIRE ROLLERS, AND PAINT TRAYS	\$12.17
204555	5/20/2016	912 800 0000 0	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS CARNEGIE	\$67.14
204417	5/20/2016	935789	09961	CARDINAL HEALTH 411, INC.	PHARMACEUTICALS	\$89.16
204581	5/20/2016	98980000008	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS FOR WWTP	\$11.59
204439	5/20/2016	A1108319	02405	SEBO'S DO-IT CENTER	MALE ADAPTER - TURSI PARK	\$3.81
204458	5/20/2016	AR40638	09741	ELECTRONIC BUSINESS MACHINES	COPIES 2/12 - 5/11	\$115.54
204441	5/20/2016	B331392	02405	SEBO'S DO-IT CENTER	FASTENERS	\$0.47
204377	5/20/2016	ICS 300	10171	MCLAUGHLIN, STEVE	ICS 300 TRAINING MAY 19 & 20, 2016	\$1,163.00
204475	5/20/2016	LTAC Quilter 2016	00954	FIDALGO ISLAND QUILTERS	LTAC FUNDING 2016 FIQ	\$1,800.00
204071	5/20/2016	Y702952	06913	KAMAN INDUSTRIAL TECHNOLOGIES	MOTOR FAN	\$124.64
204462	5/21/2016	00005W5A83216	02817	UNITED PARCEL SERVICE	UPS SHIPPING CHARGES	\$7.00
204448	5/21/2016	000099E018216	02817	UNITED PARCEL SERVICE	SHIPPING CHARGES	\$63.18
204505	5/21/2016	001-336540	02109	PISTON SERVICE OF ANACORTES	FUSE FOR #511	\$2.90
204391	5/23/2016	000142	01074	GERE-A-DELI	ICS TRAINING - STEVE MCLAUGHLIN	\$96.02
204506	5/23/2016	001-336635	02109	PISTON SERVICE OF ANACORTES	FILTER FOR #706A	\$22.93
204508	5/23/2016	001-336691	02109	PISTON SERVICE OF ANACORTES	CIRCUIT BREAKER #511	\$2.90
204456	5/23/2016	05-23-2016	09985	MITCHELL, BILL	BILL MITCHELL MURALS (HALF OF INVOICE TOTAL)	\$1,437.63
204461	5/23/2016	05/23/2016	09985	MITCHELL, BILL	BILL MITCHELL MURALS (1/2 INVOICE TOTAL)	\$1,437.62
204487	5/23/2016	100013010	02896	VISA	SOAP INJECTOR FOR EQUIP #9-905	\$145.60

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204357	5/23/2016	1049897	02137	POLYDYNE INC	CLARIFLOC POLYMER FOR THE INCINERATOR	\$1,699.11
204577	5/23/2016	1050006	02137	POLYDYNE INC	CLARIFLOC POLYMER	\$566.37
204609	5/23/2016	10767536886846652	08811	AMAZON.COM	PATROL SUPPLIES; NIK DRUG TEST KITS	\$101.28
204620	5/23/2016	1107704	02681	SURETY PEST CONTROL	PEST CONTROL	\$65.10
204465	5/23/2016	1221	09986	SIGND OG NW	MHC SIGN	\$800.00
204397	5/23/2016	123933	02280	SCOTT RICHARDS INSURANCE	AUTO INSURANCE POLICE AUX ESCAPE ER023A	\$104.33
204619	5/23/2016	13037	09617	FRONTLINE CLEANING SERVICES	CUSTODIAL SERVICE	\$1,314.78
204504	5/23/2016	13050	09617	FRONTLINE CLEANING SERVICES	JANITORIAL SERVICE FOR MAY - INCLUDES	\$476.00
204426	5/23/2016	1988608876	06718	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$51.41
204484	5/23/2016	322	10175	HUNT, OLIVER	SOUTH COMMERCIAL FLOWER BOXES	\$5,425.00
204543	5/23/2016	42514	09373	SALAZAR'S NURSERY	BARK	\$24.93
204544	5/23/2016	42516	09373	SALAZAR'S NURSERY	BARK	\$37.40
204592	5/23/2016	890350/1	00021	ACE HARDWARE	PIPE, NIPPLES AND PVC	\$9.73
204589	5/23/2016	890355/1	00021	ACE HARDWARE	NIPPLES AND ELBOWS	\$5.35
204621	5/23/2016	93163941	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$37.73
204623	5/23/2016	93163942	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$40.79
204622	5/23/2016	93163943	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$932.46
204561	5/23/2016	A1109498	02405	SEBO'S DO-IT CENTER	SUPPLIES FOR CARNEGIE	\$24.86
204443	5/23/2016	C272352	02405	SEBO'S DO-IT CENTER	WOODCUTTER OIL	\$14.90
204512	5/23/2016	C272353	02405	SEBO'S DO-IT CENTER	CHAINSAW PARTS FOR EQUIP #15-908A	\$46.55
204444	5/23/2016	C272371	02405	SEBO'S DO-IT CENTER	BLOCK SAW RENTAL, SOAPSTONE - DEPOT	\$36.12
204392	5/23/2016	May professional ser	10176	THINK STUDIOS - THE AGENCY	PROFESSIONAL MARKETING SERVICES	\$9,260.48
204483	5/23/2016	QGWOKBXJR	02896	VISA	SHIPPING FEE FOR TP DISPENSERS @ WA PARK	\$46.00
204411	5/23/2016	Receipts	02087	PETTY CASH FUND	PETTY CASH	\$16.99
204401	5/23/2016	subscription	00145	ANACORTES AMERICAN	SUBSCRIPTION RENEWAL	\$43.00
204388	5/23/2016	WAANA82855	00939	FASTENAL CO	SUPPLIES FOR WATER DEPT	\$265.17
204509	5/24/2016	001-336735	02109	PISTON SERVICE OF ANACORTES	HITCH PINS FOR #90013	\$8.01
204575	5/24/2016	001-336757	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #510	\$220.80
204499	5/24/2016	0099470	06543	PACIFIC TIRE	SERVICE CALL TO WTP CHANGE WHEEL ON #417	\$169.86
204486	5/24/2016	0676717-001	00306	BAYSHORE OFFICE PRODUCTS	ELEC. PENCIL SHARPENER	\$41.42
204545	5/24/2016	0676744-001	00306	BAYSHORE OFFICE PRODUCTS	LABEL MAKER TAPE	\$69.40
204447	5/24/2016	1255576864	09923	GRAY, MATTHEW	LINDQUIST, THAD, DENTAL SERVICES (4/18/16)	\$15.00

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204541	5/24/2016	1988612023	06718	ARAMARK	WTP LAUNDRY SERVICE	\$39.80
204446	5/24/2016	230493	01023	FRONTIER BUILDING SUPPLY	PLYWOOD, SCREWS	\$22.82
204476	5/24/2016	230536	01023	FRONTIER BUILDING SUPPLY	SCREWS - FRISBEE GOLF COURSE	\$4.46
204479	5/24/2016	230583	01023	FRONTIER BUILDING SUPPLY	CONCRETE MIX - FRISBEE GOLD COURSE	\$16.93
204547	5/24/2016	230596	01023	FRONTIER BUILDING SUPPLY	CONCRETE MIX	\$16.93
204473	5/24/2016	38519	07863	HERRERA ENVIRONMENTAL	HEART LAKE WATER QUALITY STUDY WORK	\$914.27
204421	5/24/2016	453-05/18/19	05350	SKAGIT COUNTY PUBLIC HEALTH	1ST QTR CITY SHARE OF REVENUES FM LIQ	\$5,684.93
204624	5/24/2016	93182282	01318	INGRAM LIBRARY SERVICES	BOOKS - JUV	\$13.00
204629	5/24/2016	93182283	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$7.79
204632	5/24/2016	93182284	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$667.34
204440	5/24/2016	A1109772	02405	SEBO'S DO-IT CENTER	NYLON TRIMMER LINE	\$37.26
204510	5/24/2016	A1109834	02405	SEBO'S DO-IT CENTER	FASTENERS FOR #7905	\$2.39
204571	5/24/2016	A1109899	02405	SEBO'S DO-IT CENTER	CONNECTORS, WASHERS AND SEALS	\$21.75
204570	5/24/2016	A1109993	02405	SEBO'S DO-IT CENTER	PARTS FOR VEH #219	\$31.49
204639	5/24/2016	I4219446	01004	FOWLER COMPANY INC, H D	FILTER #8 BAY B MANUAL DRAIN VALVE REPLACEMENT	\$400.09
204587	5/24/2016	K90448/1	00021	ACE HARDWARE	TAPE	\$11.71
204481	5/24/2016	refundpicnic	07362	COOPER, BARBARA	REFUND CANCELLED PICNIC SHELTER	\$53.00
204459	5/24/2016	REIMB	09143	RAY, SCOTT	PATROL SUPPLIES; FLOAT COAT FOR K9	\$36.23
204470	5/24/2016	REIMB	02086	PETTY CASH FUND	REIMBURSE PETTY CASH	\$154.67
204507	5/25/2016	001-336872	02109	PISTON SERVICE OF ANACORTES	OIL SEAL #159	\$32.98
204580	5/25/2016	001-336931	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #601	\$16.15
204498	5/25/2016	001-336967	02109	PISTON SERVICE OF ANACORTES	PART FOR STREET DEPT	\$6.15
204500	5/25/2016	0676699-001	00306	BAYSHORE OFFICE PRODUCTS	HAND SANITIZER FOR SEWER WORKERS	\$303.76
204578	5/25/2016	289436	02549	SMILEY'S INC	PART FOR VEH #202	\$639.10
204522	5/25/2016	A1110170	02405	SEBO'S DO-IT CENTER	EXTENSION CORD, VALVE BOX COVER - TURSI	\$32.99
204523	5/25/2016	A1110194	02405	SEBO'S DO-IT CENTER	FASTENERS, DRILL BITS - WA PARK	\$14.46
204525	5/25/2016	A1110256	02405	SEBO'S DO-IT CENTER	IRRIGATION SUPPLIES - TURSI PARK	\$12.33
204497	5/25/2016	A1110408	02405	SEBO'S DO-IT CENTER	PARTS FOR STREET DEPT	\$2.27
204526	5/25/2016	A1110449	02405	SEBO'S DO-IT CENTER	CAULK MASKING TAPE - DEPOT	\$12.01
204492	5/25/2016	CHECK NEEDED	00765	DEPARTMENT OF LICENSING	WA STATE FIREARMS DEALER LICENSE APPLICATION FEE	\$125.00
204485	5/25/2016	cs- YogaKate	08096	SKAGIT YOGA & NEUOTHERAPY	PAYMENT FOR YOGA INSTRUCTOR SPRING 2016	\$1,084.00
204488	5/25/2016	May	01127	YATES, CAROL	TRAINING/TRAVEL PER DIEM WAPRO CONF.	\$128.15
204501	5/25/2016	Veh licensing	00765	DEPARTMENT OF LICENSING	LICENSING VEHICLE #609	\$182.00

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204615	5/26/2016	10169335	04587	ROWMAN & LITTLEFIELD PUB GROUP	ADULT BOOK	\$70.00
204513	5/26/2016	10999A	07568	PLUMBING GUYS INC, THE	PLUMBING @ WA PARK WOMEN RESTROOM	\$2,999.65
204521	5/26/2016	16-011-SEW-001	04323	WELCH BROTHERS CONSTRUCTION	RELEASE 5% RETAINAGE	\$2,992.48
204595	5/26/2016	1988615484	06718	ARAMARK	NYLON MATS CLEANED	\$12.90
204583	5/26/2016	1988615490	06718	ARAMARK	NYLON MAT CLEANING FOR OPS/SHOP	\$18.60
204576	5/26/2016	289455	02549	SMILEY'S INC	PARTS FOR VEH #115 & #108	\$347.42
204574	5/26/2016	79-160932	00408	MARKET LLC, THE	ICE FOR THE LAB	\$67.49
204511	5/26/2016	841043227-001	01962	OFFICE DEPOT	LEGAL OFFICE SUPPLIES AND BREAKROOM SUPPLIES	\$69.81
204593	5/26/2016	890639/1	00021	ACE HARDWARE	VINYL TUBING AND HOSE CLAMPS	\$6.68
204560	5/26/2016	890652/1	00021	ACE HARDWARE	LUBRICANT AND TAPE FOR SAILING PRGM	\$52.68
204559	5/26/2016	890653/1	00021	ACE HARDWARE	GORILLA TAPE - SAILING SUPPLIES	\$19.51
204520	5/26/2016	A1110745	02405	SEBO'S DO-IT CENTER	TRASH CAN, BULBS, GRILL BRUSH	\$73.32
204393	5/26/2016	MV138122	01801	MOTOR TRUCKS INC	TRUCK SCALE FOR #610	\$7,169.68
204542	5/26/2016	refund-smith	10179	SMITH, DEAN	CAMPING REFUND - DEAN SMITH C15 FOR	\$81.38
204582	5/27/2016	001-337132	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #213	\$20.16
204599	5/27/2016	201126349	02920	CRIMINAL JUSTICE TRAINING	BASIC LE ACADEMY; DANIELLE TREVINO	\$1,295.83
204564	5/27/2016	A1110999	02405	SEBO'S DO-IT CENTER	CIRCUIT BREAKER - WA PARK	\$7.38
204573	5/27/2016	A1111095	02405	SEBO'S DO-IT CENTER	PARTS FOR VEH #213	\$19.65
204567	5/27/2016	B332100	02405	SEBO'S DO-IT CENTER	PILOT DRILL	\$15.94
204586	5/27/2016	MV138191	01801	MOTOR TRUCKS INC	PART FOR VEH #213	\$213.62
204556	5/27/2016	refund - aguilar	10180	AGUILAR, MELISSA	REFUND - CANCELLATION OF GENTLE YOGA	\$130.00
204597	5/28/2016	00005W5A83226	02817	UNITED PARCEL SERVICE	UPS SHIPPING FEES	\$7.25
204652	5/28/2016	001-337256	02109	PISTON SERVICE OF ANACORTES	BELTS FOR SAND PUMPS	\$32.39
204596	5/29/2016	060116	00955	FIDALGO CLEANING	CLEANING & SUPPLIES; 6/1-6/15	\$576.00
204611	5/31/2016	00-2015-372-4	09994	ALTA PLANNING AND DESIGN	S COMM'L AVE 12TH-32ND DESIGN-APRIL 2016	\$13,929.63
204610	5/31/2016	00-2016-112-1	09994	ALTA PLANNING AND DESIGN	S COMMERCIAL 11TH-12TH & PERSPECTIVE RENDERINGS	\$9,376.57
204617	5/31/2016	00003	09418	ZERVAS GROUP ARCHITECTS	WWTP REMODEL DESIGN	\$6,081.00
204614	5/31/2016	00276513-B	05880	HDR ENGINEERING INC	WTP 3/27/16-4/30/16	\$4,532.69
204627	5/31/2016	0175464	00950	FIDALGO BAY COFFEE COMPANY	COFFEE - ENG	\$93.00
204630	5/31/2016	0542005-001	02835	UNUM LIFE INS CO OF AMERICA	LEOFF LONG-TERM CARE PREMIUM	\$1,898.25
204631	5/31/2016	0676802-001	00306	BAYSHORE OFFICE PRODUCTS	PAPER FOR COLOR COPIER	\$39.65

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
204654	5/31/2016	128079	02169	LITHTEX NW	SENTENCING ORDER FORMS	\$101.12
204591	5/31/2016	1328-28	06080	MAKERS	2016 COMP PLAN UPDATE	\$1,050.00
204653	5/31/2016	1988622712	06718	ARAMARK	WTP LAUNDRY SERVICE	\$70.50
204625	5/31/2016	2333-21605005	09504	FCS GROUP	WHOLESALE WATER RATE STUDY	\$135.00
204655	5/31/2016	LTAC 2% Ferry	00148	ANACORTES CHAMBER OF COMMERCE	LTAC CHAMBER 2% FERRY REIMBURSE	\$5,708.61
204656	5/31/2016	May Visa	09391	WALGREENS	EXECUTIVE MAY VISA CHARGES	\$15.17
204657	5/31/2016	May Visa expenses	08219	ANTHONY'S RESTAURANT	MAYOR WASH ST FERRY DINNER MEETING	\$32.34
204613	5/31/2016	Refund	08111	SLAGLE, SARAH	REFUND FOR FOUND LOST BOOK	\$32.00
204634	5/31/2016	SIN001698	09998	CARTEGRAPH	ASSET MGMT SYSTEM	\$6,640.20
204616	5/31/2016	Subscription renewal	09325	WHIDBEY EXAMINER	WHIDBEY EXAMINER 1 YEAR, FROM 6/30/16	\$23.00
204550	6/1/2016	1700030-0043-8	02997	WASTE MANAGEMENT	WTP SOLID WASTE DISPOSAL - MAY 2016	\$135.12
204637	6/1/2016	37815	09989	WAVE BUSINESS	FIBER LEASE WTP TO CITY HALL	\$303.80

Total

\$643,238.16



City Council Agenda Bill

Meeting Date: 6/6/2016

Agenda Item: 5c

Subject: Resolution 1962 – Sanitary Sewer Emergency Repair/Replacement

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
	Ordinance No.
	Code Revision?
X	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: The City seeks ratification from City Council declaring that the sanitary sewer line repair/replacement constructed in the alley between 24th Street and 26th Street was an emergency under RCW 39.04.280 as the conditions initiated from the failed line presented a risk to personal property and human health.

Background: On Friday late afternoon, May 13, 2016 City Street Maintenance was notified of a 13-foot sink hole in the alley between 24th Street and 26th Street just east of Island Hospital. A 10-inch clay sanitary sewer line installed in the early 1900's had disintegrated. In accordance with RCW 39.04.280, the City contacted then met with SRV Construction on Monday, May 16, 2016, for the repair/replacement of damaged line, and work began May 17, 2016.

Budget Impact	
Amount Budgeted	\$0.00
Budget Account (BARS)	440.000.594.35.63
Proposed Expenditure	\$170,000
Budget Amendment Required?	Yes
Revenue Source	City Funds

Proposed Contract	
Contractor	SRV Construction Inc.
Amount	\$168,000
Start Date	May 17, 2016
End Date	June 3, 2016

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move City Council approve Resolution No. 1962

Alternative Actions: N/A

Attachments (listed in order presented): Resolution 1962

**CITY OF ANACORTES
RESOLUTION NO. 1962**

A RESOLUTION of the City of Anacortes, Washington, relating to public works; making findings pursuant to RCW 39.04.280; declaring an emergency and authorizing the Public Works Director and Finance Director, under the supervision of the Mayor, to repair damage to the 36" main transmission waterline at 10859 Drawbridge Lane, without solicitation of bids; and authorizing the Public Works Director, Finance Director and Mayor to carry out this authorization.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, AS FOLLOWS:

Section 1. Recitals and Findings. The City Council of the City of Anacortes hereby makes the following findings:

- 1.1 On the evening of May 13, 2016, City Street Maintenance received a call regarding a 13-foot sink hole located in the alley parallel to Commercial Avenue between 24th Street and 26th Street just east of Island Hospital. On Monday, May 16, 2016, the Engineering Department contacted SRV Construction who met with City that afternoon. The morning of Tuesday, May 17, 2016, SRV Construction mobilized to the site and began repair of a failed 10-inch sanitary sewer line and connecting side services and manholes.
- 1.2 The 10-inch clay sanitary sewer line installed during the early 1900's had disintegrated. Failure of this section of sanitary sewer line raised potential for property damage and risk to human health.
- 1.3 Repairing the damage to the sanitary sewer line is "public work" as defined by RCW 39.04.010 (4).
- 1.4 RCW 39.04.280 provides that the City, by resolution, may waive competitive bidding requirements for public works in the event of an emergency. For purposes

of RCW 39.04.280, an “emergency” is any unforeseen circumstance beyond the control of the municipality that either (a) presents a real, immediate threat to the proper performance of essential functions; or (b) will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken. The collapse of the 10-inch clay line in the alley (described in Paragraph 1.1 above) presented a risk to the immediate area and potentially further undermine the utilities running along the same north-south corridor as the pipeline.

Section 2. Designation of Single Source Purchase. Based on the Recitals and Findings above, it is appropriate and lawful under RCW 39.04.280 for the City to waive the competitive bidding requirements and to contract for the repair of the 36” water transmission line.

Section 3. Authority of Public Works Director. The City’s Public Works Director and Finance Director are authorized, under supervision of the Mayor, to proceed to contract, without solicitation bids, for the repair of the 10-inch sanitary sewer line, and to take such actions as necessary to carry out the intent and direction of this Resolution.

Section 4. Ratification and Confirmation. Any actions of the City or its officers prior to the date hereof and consistent with the terms of this Resolution are ratified and confirmed.

Section 5. Effective Date. This Resolution shall be in full force and effect from the after its adoption and approval.

The foregoing resolution was ADOPTED by the City Council of the City of Anacortes, Washington, at a regular, open public meeting thereof this 21st day of March 2016.

Laurie Gere, Mayor

ATTEST:

Steve D. Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

Darcy Swetnam, City Attorney



City Council Agenda Bill

Meeting Date: 6/6/2016

Agenda Item: 5d

Subject: Contract Award to Install Rapid Flashing Beacons

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
X	Contract
	Public Hearing
	Staff Report

Summary Statement: City staff seeks City Council consent to award a contract in the amount of \$89,384.90 to Larry Brown Construction to install Rapid Flashing Beacons.

Background: The City solicited 5 contractors for bids under the Small Works Roster process. Two bids were received and Larry Brown Construction was the low responsive, responsible bidder.

Budget Impact	
Amount Budgeted	\$85,000
Budget Account (BARS)	105.720.595.30.63
Proposed Expenditure	\$89,384.90
Budget Amendment Required?	No
Revenue Source	City Funds

Proposed Contract	
Contractor	Larry Brown Construction
Amount	\$89,384.90
Start Date	Issuance of NTP
End Date	10 Working Days for Install

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move City Council provide its consent to award a contract in the amount of \$89,384.90 to Larry Brown Construction to install the Rapid Flashing Beacons.

Alternative Actions: N/A

Attachments (listed in order presented): Contract

CONTRACT 16-012-TRN-001

THIS AGREEMENT, made in three (3) copies, each of which shall be deemed original, and entered into this ____ day of _____, 2016, between the City of Anacortes, Washington, a Municipal Corporation (hereinafter called OWNER) and **Larry Brown Construction, Inc.** (hereinafter called the Contractor.)

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the OWNER and CONTRACTOR hereto covenant and agree as follows:

I. WORK.

The Contractor shall do all work and furnish all tools, materials, equipment, and transportation required for the construction of **Rapid Flashing Beacons** in accordance with and as described in the City of Anacortes document entitled "**Plans, Specifications, and Contract Documents – Rapid Flashing Beacons**" which is hereby incorporated by reference and made a part hereof, and shall perform any changes to the work in accord with the Contract Documents.

II. ENGINEER.

Unless otherwise specifically stated, the word "Engineer" shall be understood to mean the OWNER'S Project Manager or the OWNER'S authorized representative who will perform the Contract Administration and field inspection responsibilities

III. CONTRACT TIMES AND LIQUIDATED DAMAGES.

A. Contract Times:

Unless modified by the proposal, work shall start within **TEN (10) CALENDAR DAYS** from the date of Notice to Proceed. The contract time shall commence upon issuance of Notice to Proceed. Physical Completion shall be achieved within **10 WORKING DAYS** after the Work commences, as defined in Special Provisions (1-00.5).

Liquidated Damages:

1. If said work is not completed within the time specified for Physical Completion, the Contractor agrees to pay the Owner the sum specified in Section 1-08.9 of the Standard Specifications for each and every working day said work remains incomplete after expiration of the specified time, as liquidated damages.

IV. CONTRACT PRICE.

The OWNER, hereby promises and agrees with the Contractor to retain and does retain the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the plans and specifications contained in document entitled "**Plans, Specifications, and Contract Documents – Rapid Flashing Beacons**", and the terms and conditions herein contained, and hereby the OWNER contracts to pay CONTRACTOR for completion of the Work and in accordance to the same and the attached bid schedule, which is included as an **Exhibit A** to this Agreement based upon the Unit

Prices shown. The total contract price is **Eighty-Nine Thousand Three Hundred Eighty-Four Dollars and Ninety Cents (\$89,384.90).**

Interest:

1. Moneys not paid when due as provided in the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

V. CONTRACTOR REPRESENTATIONS.

In order to induce OWNER to enter in this Agreement, CONTRACTOR'S representations are as set forth as follows:

- A. CONTRACTOR has familiarized him/herself with the nature and extent of the Contract Document, scope of Work, site conditions, locality, general nature of work to be performed by OWNER or others at the site that relates to Work required by the Contract Documents and local conditions and federal, state, and local laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of Work.
- B. CONTRACTOR has carefully studied and examined the supplement, referred to above, which pertain to the conditions (subsurface or physical) to or contiguous to the site which may affect cost, progress, performance, or furnishing of said Work as CONTRACTOR deems necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the 2012 WSDOT Specifications; and no additional or supplementary examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by CONTRACTOR for such purposes.
- C. CONTRACTOR has reviewed and checked information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and has included costs as defined by WSDOT Specifications.
- D. CONTRACTOR has correlated information known to CONTRACTOR and results of such observations, familiarizations, examination, investigations, explorations, tests, and studies with Contract Documents.
- E. CONTRACTOR has given OWNER written notice of conflicts, errors, ambiguities or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of terms and conditions for performing and furnishing Work.

VI. CONTRACT DOCUMENTS.

- A. Contract Documents that comprise the entire Agreement between OWNER and CONTRACTOR concerning Work are defined in the WSDOT Specifications.
- B. Exhibits to this Agreement include:
 - 1. Conformed Bid Form signed by CONTRACTOR.
 - 2. Executed Performance and Payment Bond.

VII. MISCELLANEOUS

- A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment. No assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- B. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.
- C. It is further provided that no liability shall attach to the City of Anacortes, Washington, by reason of entering into this contract, except as expressly provided herein.

IN WITNESS WHEREOF the Contractor has executed this instrument on the day and year first below written and the Authorized Official has caused this instrument to be executed by and in the name of the City of Anacortes the day and year first above written.

LARRY BROWN CONSTRUCTION, INC.

CITY OF ANACORTES

Signature

MAYOR

Printed

Date

Title

Date

CONTRACT 16-012-TRN-001
EXHIBIT A

BID PROPOSAL

TO: City of Anacortes
City Hall
904 Sixth Street
Anacortes, WA 98221

Attention: Eric Shjarback, P.E. -- Assistant City Engineer

The undersigned, hereinafter called the bidder, declares that the only persons or parties interested in this proposal are those named herein; that this proposal is in all respects fair and without fraud; that it is made without collusion with any official of the City of Anacortes; and that the proposal is made without any connection or collusion with any person making another proposal of this contract.

The bidder declares that he/she has carefully examined the contract documents for the construction of the project; that he/she has personally inspected the site; that he/she has satisfied him or herself as to the quantities involved, including materials and equipment and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the contract documents and that this proposal is made according to the provisions and under the terms of the contract documents, which documents are hereby made a part of this proposal.

The bidder declares that he/she has exercised his/her own judgment regarding the interpretation of subsurface information and has utilized all data, which he/she believes pertinent from the Engineer, Owner and other sources in arriving at his/her conclusions.

The bidder agrees that if this proposal is accepted, he/she will, within **TEN (10) CALENDAR DAYS** after Notification of Award, execute the contract with the City of Anacortes in the form of contract included in the contract documents, and will, prior to the time of execution of the contract, deliver to the City of Anacortes the Performance and Payment Bond, all Certificates of Insurance and proof of a City of Anacortes Business License required therein and will, to the extent of his/her proposals, furnish all necessary labor, tools, materials, equipment, and services required to do the work in the manner, in the time, and according to the methods as specified in the contract documents and required by the Engineer or other designated project representative there under.

The bidder further agrees, if awarded the contract, to begin work within **TEN (10) CALENDAR DAYS** from the date of the Notice to Proceed. Physical Completion shall be achieved within **TEN (10) WORKING DAYS** after the work commences.

In the event the bidder is awarded the contract and shall fail to complete the work within the time limit agreed upon as more particularly set forth in the contract documents, liquidated damages shall be paid to the owner per the Standard Specifications contained in the contract documents.

The bidder proposes to accept as full payment for the work proposed herein the amount computed under the provisions of the contract documents and based upon the unit price, it being expressly understood that the unit price is independent of the exact quantities involved. Bidder agrees that the unit prices shown represent a true measure of the labor

CONTRACT 16-012-TRN-001
EXHIBIT A

and materials required to perform the work, including all allowances for overhead and profit for each type of work called for in these contract documents.

The undersigned bids for complete construction of the following described project:

The project provides for the preparation and installation of rapid flashing beacons, crosswalk markings, and detectable warning surfaces at the roadway intersections of State Route 20 (12th Street) + H-Avenue, State Route 20 (Oakes Avenue) + Kansas Street, and 32nd Street + M-Avenue.

CITY OF ANACORTES

RAPID FLASHING BEACONS

NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
1	1 LS	MOBILIZATION 1-09.14	At \$ 8100- Per Lump Sum	\$ 8100-
2	1 LS	S.P.C.C PLAN 1-07.15(1)	At \$ 500- Per Lump Sum	\$ 500-
3	1 LS	PROJ. TEMPORARY TRAFFIC CONTROL 1-10.5(1)	At \$ 9030- Per Lump Sum	\$ 9030-
4	1 EA	INLET PROTECTION 8-01.5	At \$ 70- Per Each	\$ 70-
5	243 SF	PLASTIC CROSSWALK LINE 8-22.5	At \$ 8.90 Per Square Foot	\$ 2162.40
6	40 SF	DETECTABLE WARNING SURFACE 8-14.5	At \$ 49.50 Per Square Foot	\$ 1980-
7	8 EA	RAPID FLASHING BEACONS 8-20.5	At \$ 5,925. Per Each	\$ 47,400.
8	8 LS	PERMANENT SIGNING 8-21.5	At \$ 1210- Per Lump Sum	\$ 9680-

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EXHIBIT A

			At	
9	47	SAWCUTTING CONCRETE	\$ 12 ⁰⁰	\$ 601. ⁰⁰
	LF	2-02.5	Per Linear Foot	
10	12	ROADWAY EXCAVATION INCLU. HAUL	\$ 64 ⁴⁰	\$ 773. ⁴⁰
	CY	2-03.5	Per Cubic Yard	
11	1	SIDEWALK RAMP PARALELL TYPE-A	\$ 16 ³⁰	\$ 16 ³⁰
	EA	8-14.5	Per Each	
12	1	SIDEWALK RAMP PARALELL TYPE-B	\$ 14 ¹⁵	\$ 14 ¹⁵
	EA	8-14.5	Per Each	
13	40	CEM. CONC. TRAFFIC CURB & GUTTER	\$ 70 ⁸⁵	\$ 2834 ⁻
	LF	8-04.5	Per Linear Foot	
14	42	CEM. CONC. TRAFFIC CURB & GUTTER	\$ 64 ²⁵	\$ 2698 ²⁰
	LF	8-04.5 PED CURB	Per Linear Foot	
15	2	TOPSOIL TYPE-A	\$ 245 ⁻	\$ 490 ⁻
	CY	8-02.5	Per Cubic Yard	
			SUBTOTAL:	\$ 89,384. ⁹⁰
		ROAD WORK NO TAX	Sales Tax @ 0.0%	\$ 0 ⁻
			TOTAL BID	\$ 89,384. ⁹⁰

NON-COLLUSION DECLARATION

I, by signing the proposal, hereby declare, under penalty of perjury under the laws of the United States, that the following statements are true and correct:

1. That the undersigned person(s), firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.
2. That by signing the signature page of this proposal, I am deemed to have signed and to have agreed to the provisions of this declaration.

NOTICE TO ALL BIDDERS

To report bid rigging activities call:

1-800-424-9071

The U.S. Department of Transportation (USDOT) operates the above toll-free "hotline" Monday through Friday, 8:00 a.m. to 5:00 p.m., Eastern time. Anyone with knowledge of possible bid rigging, Bidder collusion, or other fraudulent activities should use the "hotline" to report activities.

The "hotline" is part of USDOT's continuing effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the USDOT Inspector General. All information will be treated confidentially and caller anonymity will be respected.

	
Signature of authorized representative	Date
	
Name of signator	Title

Proposal must be signed by an authorized representative of the firm submitting this bid.

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addendum <u>1</u> , Initial <u>CB</u>	Addendum _____, Initial _____
Addendum _____, Initial _____	Addendum _____, Initial _____

A proposal deposit in an amount of five percent (5%) of the total bid is attached here in the form indicated below:

☒ Bid Bond ☐ Cashier's Check ☐ Certified Check ☐ Cash

The undersigned Bidder accepts all of the terms and conditions of the Instruction To Bidders, including and without limitation those dealing with the disposition of bid security. This bid will remain subject to acceptance for 60 days after the bid opening, or for such longer period of time that the Bidder may agree to in writing upon request of the Owner.

Name of Bidder: LARRY BROWN CONSULTING INC
Mailing Address: PO Box 29960
City, State, Zip: Bellingham, WA 98228

CONTRACT PAYMENT AND PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that whereas the City of Anacortes, has awarded to **Larry Brown Construction, Inc.** hereinafter designated as the "Principal," a contract for construction of the project designated as **Rapid Flashing Beacons** all as hereto attached and made part hereof and whereas, said principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract:

NOW, THEREFORE, we the Principal and _____ as Surety, are jointly and severally held and bound unto City of Anacortes in the penal sum of **Eighty-Nine Thousand Three Hundred Eighty-Four Dollars and Ninety Cents (\$89,384.90)** for the payment of which we jointly and severely bind ourselves, our heirs, executors, administrators, and assigns, and successors and assigns, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the above bonded Principal, his or its heirs, executors, administrators, successors, or assigns shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the said Contract, and shall faithfully perform all the provisions of such contract and shall also well and truly perform and fulfill all the undertakings covenants, terms, conditions, and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, at the time and in the manner therein specified and shall pay all laborers, mechanics, subcontractors, and all persons who shall supply such person or persons, or subcontractors, with provisions and supplies for the carrying of such work, on his or their part, and shall indemnify and save harmless the State of Washington, and City of Anacortes, their officers and agents; And the said Surety, for value received, hereby further stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or to the work to be performed there under or the specifications accompanying the same shall in any way affect its obligation on the bond, and it does hereby waive notice of any change, extension of time, alteration, or additions to the terms of the Contract or the work or to the Specifications.

IN WITNESS WHEREOF, the said principal and the said surety have caused this bond and three (3) counterparts thereof to be signed and sealed by their duly authorized officers this _____ day of _____, 2016.

WITNESS our hands this _____ day of _____, _____

(Attorney-in-fact, Surety)

(Principal)

Name and Address Local Office of Agent

APPROVED:

City of Anacortes

Mayor

By: _____

Date: _____

Surety Bond No.

City of Anacortes Contract No.
16-012-TRN-001



City Council Agenda Bill

Meeting Date: 6/6/2016 **Agenda Item:** 6A

Subject: Appeal of the 38th Street Short Plat, SPL-2015-0006

Staff Contact: Don Measamer, Planning Director & Kevin Cricchio, Associate Planner

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney
X	Don Measamer, Planning Director

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
X	Public Hearing
X	Staff Report

Summary Statement:

The subject short plat was submitted to the City of Anacortes on December 24, 2015, to the City for review. It involves the creation of nine (9) lots from the subject property that is located on the south side of 38th Street between "M" Avenue and "J" Avenue. The short plat was deemed incomplete on January 20, 2016. Following the submittal of revisions, the subject short plat was deemed complete on March 16, 2016. The fifteen (15) day comment period ended at 5:00 PM on March 31, 2016. The short plat was tentatively approved by the Planning Director on April 21, 2016.

A "Notice of Decision" of tentative approval was mailed to both parties of record and landowners within 300 feet of the subject property on April 21, 2016. The fifteen (15) day appeal period ended at 5:00 PM on May 6, 2016. During the appeal period two (2) appeals were received one of which was withdrawn by the appellant –Mr. Sean Kelly. The remaining appeal before you is from Ms. Sara Holahan who resides at 1511 38th Street, Anacortes, WA.

Attached hereto is a staff report concerning the appeal of the 38th Street Short Plat (File #: SPL-2015-0006). The staff report consists of background information concerning the subject short plat, an analysis of the "Standard of Review" in evaluating an appeal, the appellants concerns verbatim, a staff analysis of the appellant's concerns, and a staff recommendation.

Recommended Motion:

The City Council makes a motion to either **grant or deny** the subject appeal and direct staff to prepare Findings of Fact & Conclusions of Law based on City Council's decision and place on the earliest available agenda.

Attachments:

Exhibit A, City Council's Staff Report on the Appeal of the 38th Street Short Plat

Exhibit B, Planning Director Approved Decision, Staff Report, & Exhibits

Exhibit C, Notice of Decision & Notice of Hearing

Exhibit D, Appeal(s) Received

Exhibit E, Applicant /Landowner's Response to Appeal

Exhibit F, Appellant Reply to Applicant



**CITY COUNCIL'S
STAFF REPORT ON THE APPEAL OF THE
38TH STREET SHORT PLAT:**

DATE: June 6, 2016

PROJECT NAME: 38TH Street Short Plat

FILE NUMBER: SPL-2015-0006

**APPLICANT &
LANDOWNER:** Tom Allen
P.O. Box 817
Anacortes, WA 98221

PROJECT SURVEYOR: Parish Surveying
PO Box 314
Lopez Island, WA 98261

PROJECT ENGINEER: John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

PROJECT PLANNER: Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: Appeal of administrative tentatively approved nine (9) lot short plat per AMC 16.08.040.

PROJECT LOCATION: The subject property is located on the south side of 38th Street between "M" Avenue and "J" Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCELS: P32057, P32056, & P32055

CURRENT ZONING: Residential (R2) Zoning District

**COMP PLAN
DESIGNATION:** Residential Low Density

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Land Uses:
North:	Residential (R2) Zoning District	Single-Family Residential
South:	Residential (R2) Zoning District	Single-Family Residential
East:	Residential (R2) Zoning District	Single-Family Residential
West:	Residential (R2) Zoning District	Single-Family Residential

LOT SQUARE FOOTAGE & ACREAGE:

Net Square Footage	85,451 square feet	Net Acreage	1.96 Acres
Gross Square Footage	100,767.93 square feet which includes 15,316.93 SQ' of ½ the abutting ROW + NSF above.	Gross Acreage	2.31 Acres

MAXIMUM DENSITY:

1. The maximum permitted density in the R2 Zoning District is four (4) dwelling units per gross acre pursuant to AMC § 17.36.070.
2. 2.31 Gross Acres multiplied (X) by 4 dwelling units per gross acre equals (=) 9.24 dwelling units permitted by code. The applicant proposes a project density of 3.9 dwelling units per gross acre (9 DU/ 2.31 Gross Acre).
3. The applicant has applied for nine (9) dwelling units /lots as part of the subject short plat application.
4. The applicant has complied with the maximum permitted density for the R2 Zoning District.

MINIMUM LOT SIZE:

1. The minimum lot size for lots created in the R2 Zoning District is 7,500 square feet per lot pursuant to AMC § 17.36.050.
2. Each of the nine (9) lots that the applicant proposes as part of the subject short plat will comply with the zone's minimum lot size requirement.

UTILITIES:

- **Potable Water:** City of Anacortes
- **Sanitary Sewer:** City of Anacortes

- **Storm-water:** City of Anacortes
- **Garbage:** City of Anacortes

FIRE PROTECTION:

- City of Anacortes

POLICE PROTECTION:

- City of Anacortes

I. BACKGROUND INFORMATION:

A. SITE LOCATION/DESCRIPTION:

1. The subject property consists of three (3) Skagit County Assessor parcel numbers as listed above. Three (3) single-family residences used to reside on the project site. One (1) residence was recently demolished leaving two (2) that remain. The applicant wishes to retain these two (2) residences as part of the proposed nine (9) lot short plat.
2. The site is relatively flat and moderately treed. Those trees designated for retention are shown on the Tree Preservation Plan.

B. CUT & FILL:

1. Within the property: The proposed cut includes approximately 763 cubic yards to be stock piled for common lot fill around the site, but not under, structures.
2. Within the alignment of proposed roads: The proposed cut and fill are approximately 450 cubic yards and 350 cubic yards, respectively.

C. REQUEST:

1. The applicant has applied for a short plat to create nine (9) lots from the subject property that is 2.31 gross acres in area.
2. Each of the nine proposed lots meet or exceed the 7,500 minimum lot size for the R2 Zone.
3. According to AMC 17.36.020, single-family dwellings are permitted outright in the R2 Zoning District.

D. PROJECT CHRONOLOGY/BACKGROUND:

1. On August 25, 2015, a pre-application conference /DRG meeting was held by staff with the applicant concerning the subject short plat.
2. On December 24, 2015, the applicant/landowner submitted the subject short plat application to the City of Anacortes' Planning Department for review.
3. The subject application was deemed incomplete on January 20, 2016. Additional revisions were requested in the letter of incomplete.
4. On March 3, 2016, revisions were submitted by the applicant to the City for review.

5. Following a review of the revisions submitted, the subject short plat was deemed complete on March 16, 2016.
6. The 15-day public comment period for the subject short plat ended at 5:00 PM on March 31, 2016.
7. On April 21, 2016, the subject short plat was tentatively approved by the Planning Director.

E. NOTICE OF APPLICATION:

1. A Notice of Application with Optional SEPA DNS was published in the Anacortes American Newspaper on March 16, 2016.
2. This notice was also posted on the subject property in two (2) different locations on March 11, 2016.
3. Notice was also posted at the library, city hall, the local USPS office, and on the City's website on March 11, 2016.
4. Neighboring landowners of property within 300-feet of the subject property were mailed the Notice of Application on March 11, 2016.
5. Departments and agencies of jurisdiction were also solicited for comment on March 12, 2016.
6. The 15-day public comment period ended at 5:00 PM on March 31, 2016.

F. CRITICAL AREAS:

1. No known critical areas are located either on or within 300 feet proximity to the subject property.

G. TREE PRESERVATION:

1. According to AMC 16.50.050, a tree preservation plan is required as part of a short plat application. Accordingly, the applicant had Urban Forestry Services of Mount Vernon, Washington, prepare a tree preservation plan dated February 25, 2016.
2. According to this report there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) significant trees.
3. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

H. SEPA ENVIRONMENTAL REVIEW:

1. The creation of five (5) lots or more via a short plat requires SEPA environmental review pursuant to AMC § 16.080.010.

2. Notice of Application with Optional SEPA DNS was run concurrent with the Notice of Application as discussed above.
3. On March 14, 2016, the Notice of Application with Optional SEPA DNS, application material, and site plan(s) associated with a proposed 9 lot short plat was emailed to the SEPA register for posting.
4. On April 21, 2016, a SEPA MDNS was issued.
5. The SEPA MDNS was emailed to the SEPA Register on April 21, 2016, for posting onto the SEPA Register.

I. TRANSPORTATION:

1. The site will be accessed by a new public road off of 38th Street which is designated as a local residential street.

J. NOTICE OF DECISION:

1. A Notice of Decision of tentative approval was mailed to parties of record and landowners within 300 feet of the subject property on April 21, 2016. Additionally, notice was posted on to the City's website on April 21, 2016.
2. The fifteen (15) day appeal period ended at 5:00 PM on May 6, 2016.

K. APPEALS RECEIVED:

1. On May 3, 2016, the City of Anacortes received an appeal from neighboring landowner Mr. Sean Kelly who resides at 1501 38th Street, Anacortes, WA. Following the filing of the appeal, Mr. Kelly met with the applicant /landowner regarding the concerns expressed therein.
2. On May 6, 2016, Mr. Sean Kelly submitted a letter stating that his appeal was withdrawn following reaching a satisfactory agreement with the applicant /landowner – Mr. Tom Allen.
3. On May 6, 2016, an appeal was received from neighboring landowner Ms. Sara Holahan who resides at 1511 38th Street, Anacortes, WA.

L. NOTICE OF HEARING:

1. A Notice of Hearing concerning the appeal of the administratively approved 38th Street Short Plat was published in the Anacortes American Newspaper on May 25, 2016.
2. Notice was posted at city hall, the library, the local USPS office, and on the city's website on May 18, 2016.
3. The Notice of Hearing was also mailed to the applicant/ landowner, appellant, parties of record, and neighboring landowner on May 23, 2016.
4. The project site was posted with the Notice of Hearing in two different locations on May 19, 2016.

II. ANALYSIS:**A. STANDARD OF REVIEW:****1. SCOPE OF REVIEW:**

In evaluating an appeal of a short plat's tentative approval, City Council should only consider those issues which have been appealed. AMC section 16.08.040 provides the right and procedure for aggrieved parties to appeal a decision of the administrator on a short plat application to city council. The prescribed procedure requires the appellant to specifically state the grounds for appeal, and that a public hearing be held on the appeal. Council must only consider those issues that are appealed and, in hearing the appeal, must limit the scope of their decision to the specific errors assigned.

2. STANDARD OF REVIEW:

AMC 16.08.030(B) provides that "[i]f the administrator finds that the proposed short plat is consistent with the comprehensive plan, SEPA requirements, and zoning requirements for the district, and that there is adequate provision for drainage, sewage disposal, water supply and access for each lot, that the requirements of this title are met, and the short plat would not landlock other parcels, he or she shall approve the application." Per AMC 16.04.080, "shall" is always mandatory. Therefore, if the administrator finds that the proposed short plat meets all of the requirements in 16.08.030(B), the administrator must approve it and has no discretion to deny the application.

While the Anacortes Municipal Code does not provide a standard of review for the present appeal, Washington case law suggests that a substantial evidence standard is appropriate when a council is acting as an appellate body. When reviewing an appeal under the substantial evidence standard, the Council must admit the truth of the evidence in the staff report and construe the evidence and all inferences drawn from against the appealing party. *McCoy v. Kent Nursery, Inc.*, 163 Wn.App.744, 769, 260 P.3d 967 (Div. 2, 2011). Further, Council is not empowered to substitute its judgment for the fact finder. *Maranatha Mining v. Pierce County*, 59 Wn.App. 795, 801, 801 P.2d 985 (1990) (citing *Messer v Snohomish Cy. Bd. Of Adj.*, 19 Wn.App. 780, 787, 578 P.2d 50 (1978)). The substantial evidence standard asks Council to evaluate the decision-maker's findings of fact and sustain them if they are supported by substantial evidence. *Id.* If Council finds there is a sufficient quantity of evidence to persuade a fair-minded person of the truth or correctness of the order, council must deny the appeal. *Benchmark Land Co. v. City of Battle Ground*, 146 Wn.2d 685, 694, 49 P.3d 860 (2002).

It also is important to note that a fundamental rule of Washington law states that "substantial judicial deference to agency views [is] appropriate when an agency determination is based heavily on factual matters, especially factual matters which are complex, technical, and close to the heart of the agency's expertise." *Hillis v. Dep't of Ecology*, 131 Wn.2d 373, 396, 932 P.2d 139 (1997). "[I]t is well settled that due deference must be given to the specialized knowledge and expertise of an administrative agency." *Port of Seattle v. Pollution Control Hr'gs Bd.*, 151 Wn.2d 568, 595, 90 P.3d 659 (2004) (alteration in original) (quoting *Dep't of Ecology v. Pub. Utility Dist. No. 1 of*

Jefferson County, 121 Wn.2d 179, 201, 849 P.2d 646 (1993), *aff'd*, 511 U.S. 700, 114 S. Ct. 1900, 128 L. Ed. 2d 716 (1994)). *Utter ex rel. State v. Bldg. Indus. Ass'n of Wash.*, 182 Wn.2d 398, 438-439, 341 P.3d 953 (2015). In this case, the Administrator has made a determination by applying his and his staff's special expertise.

B. APPELLANT'S ASSIGNMENTS OF ERROR:

1. "The submitted plan for storm water contains several inaccuracies, including the projected volume, errors on reference maps and incorrect use of terms. There are not enough specifications of the proposed mitigation. It is listed as a bioswale/raingarden. These are two very different solutions and there needs to be clarity of what is being constructed, who will maintain it, and if it even has the capacity to meet current required Department of Ecology standards for storm filtration for clean water. This is an area of class C/D soils as described in the submitted documents, and is not suitable for a small-scale (2' as proposed) bioswale. Please see attached Department of Ecology guidelines."

STAFF ANALYSIS:

Stormwater drainage for the development is required to meet the requirements of AMC Chapter 13.36, Drainage requirements and regulations, including the Department of Ecology (DOE) Stormwater Management Manual for Western Washington requirements adopted by the City of Anacortes. The project engineer, a civil engineer licensed in the state of Washington, prepared a preliminary drainage report as part of the subject short plat application. Based on review of the preliminary drainage report, the Public Works Department and Administrator determined that, as conditioned, the short plat will make adequate provision for drainage. Condition number 14(C) requires submittal of a Large Parcel Stormwater Plan and Water Quality Control Plan consistent with City requirements prior to any construction activities taking place on or off-site.

2. "There are mistakes with the setup back dimensions, thus making the placing of nine lots in this acreage too dense. For example, there needs to be a 15' sidewalk easement in the cul-de-sac, but the site map shows only 12' from the existing house on lot 2, not even from the lot line."

STAFF ANALYSIS:

The maximum permitted density in the R2 Zoning District is four (4) dwelling units per gross acre pursuant to AMC § 17.36.070. Two point three one (2.31) gross acres multiplied (X) by four (4) dwelling units per gross acre equals nine point two four (9.24) dwelling units permitted by code. The applicant proposes a project density of 3.9 dwelling units per gross acre (9 DU/ 2.31 Gross Acre).

The applicant has applied for nine (9) dwelling units /lots as part of the subject short plat application. The applicant has complied with the maximum permitted density for the R2 Zoning District.

The proposed sidewalk around the perimeter of the cul-de-sac sits within a 12' to 15' wide public access and utilities easement, rather than within the public right-of-way

(ROW). According to AMC 17.06.795, a “setback” is the distance between a structure and its lot lines. According to the short plat map submitted the house proposed for retention on lot 2 is approximately 13.92 feet away from the edge of the right-of-way of the new public street. The edge of the ROW also represents a lot line for the eastern boundary of lot 2. Lot 2 is flag lot which fronts on 38th Street. Staff has interpreted this lot line to be a side property line for lot 2. Per AMC § 17.36.060(C), a ten (10) foot setback from a property line for a side-yard flanking a street is required. Accordingly, conformance with this requirement has been met. Furthermore, the existing structure on lot 2 conforms to the front, rear, and other side yard setback requirement per AMC § 17.36.060.

3. “Anacortes Municipal Code says that access to residential homes must be on developed streets. Short-plats may only allow for six accesses. The other three lots were to be accessed from 38th St. However, the planning department has provided conflicting information about this. They illegally gave the developer approval to build a garage and driveway from undeveloped K Avenue, while responding to parties of record that NO access will be allowed from K Avenue. In fact, on the original site map posted and mailed to residents, it does not clearly indicate street access to the lots.”

STAFF ANALYSIS:

As required by AMC § 16.20.040(C), each lot shall abut either a public or private road with lot frontage that is not less than thirty (30) feet. Accordingly, the subject short plat has met this requirement.

The applicant proposes to use the Short-Cul-De-Sac standards per AMC 16.32.020 for the proposed new public street which would provide access to six of the nine proposed lots. Lots 2, 3, and 5 are proposed to be served by 38th Street (There was a typo in the staff report that stated lots 1, 3, & 5 will be served by 38th Street).

According to AMC § 16.32.020, a public road not more than one hundred fifty feet (150) in length and serving not more than six (6) residential building sites, and with no reasonable possibility of extension can be built to the following standards:

- A. Road width not less than twenty-four feet curb to curb with a minimum eighty-foot diameter cul-de-sac;
- B. Asphalt to be contained by a curb not less than six inches in width with five-foot sidewalks each side;
- C. The right-of-way width shall be not less than twenty-five feet in width, plus the necessary right-of-way for the cul-de-sac;
- D. Two off-street parking spaces shall be provided for each dwelling unit in addition to garages;
- E. Provide one interior street light, as directed by the public works director;
- F. Provide storm drainage, as required by current city ordinances;
- G. Fire protection shall be provided, as required by the fire chief;

H. Water and sewer utilities shall be designed and built to public works' design requirements and shall be public;

I. Provision shall be made for franchise utilities as needed.

As conditioned (#14), the new public street will meet the requirements for a short cul-de-sac.

The notice of application mailed to neighboring landowners contained a short plat map which showed the proposed 9 lots and the respective layout. The short plat map also showed the existing &/or proposed frontage on existing and/or proposed roads. The short plat map however does not typically show proposed driveways and/or access.

On December 24, 2015, the subject short plat was received by the Planning Department. The application was deemed complete on March 16, 2016. On March 11, 2016, a Notice of Application was mailed to neighboring landowners. Included with this notice, was a short plat map showing the proposed nine (9) lots. The short plat map shows the layout of the nine (9) lots and the respective lot's frontage on existing and proposed roads. The short plat map however does not typically show proposed driveways and/or access. The subject short plat was given preliminary approval on April 21, 2016.

A Building Permit Application (BLD-2016-1210) to construct a detached garage at 1417 38th Street was submitted to the City of Anacortes on February 23, 2016. The respective Building Permit was approved on April 23, 2016.

The Public Works Department conditioned the subject short plat (Condition #14 "P") to require "Any access from any lots within this subdivision onto K Avenue, will be required to construct "K" Avenue to meet City of Anacortes improvements requirements outlined in the Anacortes Municipal Code 16.32."

4. "The tree preservation plan is inadequate. The fact that the developer plans to remove significant mature evergreens from the lot line (lots land 9} along K Avenue, further indicates plans to access the property from that side. There are additional tree canopy requirements related to using a bioswale to treat storm water."

STAFF ANALYSIS:

According to the submitted Tree Preservation Plan, there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) significant trees. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

5. "This short-plat will intrude on an established neighborhood in a negative way and is not consistent with the 2012 Comprehensive Plan. It violates #3, "Promote compatible land

uses and improve visual appearance in each and every zoning district”. This neighborhood is zoned R2, with single family homes well landscaped, and all fronting on 38th St. Putting two lots one in front of the other facing 38th St. completely degrades the visual appearance of this neighborhood. Sidewalks without planting strips also provide no relief from the huge increase in hard surface and residences and do not meet landscape requirements.”

STAFF ANALYSIS:

The subject property is located in the R2 Zoning District. Additionally, the subject property lies in the Comprehensive Plan’s Residential Low Density Land Use Designation. Single family residences are allowed land uses within the R2 Zone per AMC 17.36.020.

As is stated above, the subject short plat complies with the maximum permitted density of 4 dwelling units per gross acre per AMC 17.36.070. All nine of the proposed lots either meet or exceed the minimum lot size of 7,500 square in the R2 Zone per AMC 17.36.050. Lot 2 of the proposed 9 lot short plat also meets the definition of a “flag lot” per AMC 17.06.490.

Planting along street frontages is required per AMC § 17.41.020(D). Trees shall be planted at an average of thirty (30) feet apart in said planting areas. In the R2 Zone, the planting areas shall be minimum of fifteen (15) feet wide. Twenty (20) percent of the site shall be landscaped per AMC § 17.41.020(G). Conformance with this requirement will be reviewed at time of building permit application submittal per condition of approval #8.

Improvements that have been conditioned as part of the subject short plat include a five (5) foot wide sidewalks around the perimeter of the proposed cul-de-sac and along 38th Street fronting the subject property.

6. The Planning Department should have incorporated existing land uses of 38th St. when they made their decision. It is now a significant pedestrian artery, since there is direct access to the Ace of Hearts Park. There is considerable foot traffic on this road. With seven additional houses plus the existing two residences, parking is going to overflow on to 38th St., which is not currently developed for parking. The traffic will be so much increased that sidewalks need to be finished out to M St. Otherwise, the city is created a dangerous situation.

STAFF ANALYSIS:

As stated above, a five (5) foot wide sidewalk is required around the perimeter of the proposed cul-de-sac providing frontage and access to six (6) of the nine (9) proposed lots and along 38th Street fronting the subject parent parcel / property. The addition of a sidewalk improves pedestrian circulation and safety to the neighborhood.

According to AMC § 17.46.020, two (2) off-street parking spaces per residence are required. Additionally, per AMC § 16.32.020(D), two (2) off-street parking spaces will

be provided for each dwelling unit in addition to garages. Conformance with these requirement will be reviewed at time of building permit application submittal (Condition #9).

III. CONCLUSION:

A. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that City Council make a motion to either **grant or deny** the subject appeal and direct staff to prepare Findings of Fact & Conclusions of Law based on City Council's decision and place on the earliest available agenda.

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #A	City Council's Staff Report on the Appeal of the 38 th Street Short Plat
Exhibit #B	Planning Director Approved Decision, Staff Report, & Exhibits
Exhibit #C	Notice of Decision & Notice of Hearing
Exhibit #D	Appeal(s) Received
Exhibit #E	Applicant /Landowner's Response to Appeal
Exhibit #F	Appellant Reply to Applicant



**38th STREET SHORT PLAT
FINDINGS OF FACT, CONCLUSIONS OF LAW,
& DECISION:**

DATE: April 21, 2016

PROJECT NAME: 38TH Street Short Plat

FILE NUMBER: SPL-2015-0006

**APPLICANT &
LANDOWNER:** Tom Allen
P.O. Box 817
Anacortes, WA 98221

PROJECT SURVEYOR: Parish Surveying
PO Box 314
Lopez Island, WA 98261

PROJECT ENGINEER: John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

PROJECT PLANNER: Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: 9 Lot Short Plat

PROJECT LOCATION: The subject property is located on the south side of 38th Street
between "M" Avenue and "J" Avenue within a portion of Section
25; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCELS: P32057, P32056, & P32055

SITE ADDRESSING:

Lot Addresses:	
Lot 1:	3814 Deskin Court
Lot 2:	3808 Deskin Court or 1417 38 th Street
Lot 3:	3804 Deskin Court or 1413 38 th Street
Lot 4:	3803 Deskin Court or 1409 38 th Street
Lot 5:	1411 38 th Street
Lot 6:	3813 Deskin Court
Lot 7:	3817 Deskin Court
Lot 8:	3819 Deskin Court
Lot 9:	3818 Deskin Court

CURRENT ZONING: Residential (R2) Zoning District

COMP PLAN DESIGNATION: Residential Low Density

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Land Uses:
North:	Residential (R2) Zoning District	Single-Family Residential
South:	Residential (R2) Zoning District	Single-Family Residential
East:	Residential (R2) Zoning District	Single-Family Residential
West:	Residential (R2) Zoning District	Single-Family Residential

LOT SQUARE FOOTAGE & ACREAGE:

Net Square Footage	85,451 square feet	Net Acreage	1.96 Acres
Gross Square Footage	100,767.93 square feet which includes 15,316.93 SQ' of ½ the abutting ROW + NSF above.	Gross Acreage	2.31 Acres

MAXIMUM DENSITY:

1. The maximum permitted density in the R2 Zoning District is four (4) dwelling units per gross acre pursuant to AMC 17.36.070.
2. 2.31 Gross Acres multiplied (X) by 4 dwelling units per gross acre equals (=) 9.24 dwelling units permitted by code. The applicant proposes a project density of 3.9 dwelling units per gross acre (9 DU/ 2.31 Gross Acre).
3. The applicant has applied for nine (9) dwelling units /lots as part of the subject short plat application.

4. The applicant has complied with the maximum permitted density for the R2 Zoning District.

MINIMUM LOT SIZE:

1. The minimum lot size for lots created in the R2 Zoning District is 7,500 square feet per lot pursuant to AMC 17.36.050.
2. Each of the nine (9) lots that the applicant proposes as part of the subject short plat will comply with the zone's minimum lot size requirement.

UTILITIES:

- **Potable Water:** City of Anacortes
- **Sanitary Sewer:** City of Anacortes
- **Storm-water:** Bio-infiltration Swale /Raingarden
- **Garbage:** City of Anacortes

FIRE PROTECTION:

- City of Anacortes

POLICE PROTECTION:

- City of Anacortes

FINDINGS OF FACT:

I. NATURE OF APPLICATION:

A. Site Location/Description:

1. The subject property consists of three (3) Skagit County Assessor parcel numbers as listed above. Three (3) single-family residences used to reside on the project site. One (1) residence was recently demolished leaving two (2) that remain. The applicant wishes to retain these two (2) residences as part of the proposed nine (9) lot short plat.
2. The site is relatively flat and moderately treed. Those trees designated for retention are shown on the Tree Preservation Plan (**See Exhibit 6**).

B. Cut & Fill:

1. Within the property: The proposed cut includes approximately 763 cubic yards to be stock piled for common lot fill around the site, but not under, structures. Additionally, approximately 150 cubic yards will be excavated for the construction of the proposed infiltration system, which could potentially be used to fill the proposed residential lots.
2. Within the alignment of proposed roads: The proposed cut and fill are approximately 450 cubic yards and 350 cubic yards, respectively.

C. Request:

1. The applicant has applied for a short plat to create nine (9) lots from the subject property that is 2.31 gross acres in area.
2. Each of the nine proposed lots meet or exceed the 7,500 minimum lot size for the R2 Zone.
3. According to AMC 17.36.020, single-family dwellings are permitted outright in the R2 Zoning District.

D. Project Chronology/Background:

1. On August 25, 2015, a pre-application conference /DRG meeting was held by staff with the applicant concerning the subject short plat.
2. On December 24, 2015, the applicant/landowner submitted the subject short plat application to the City of Anacortes' Planning Department for review.
3. The subject application was deemed incomplete on January 20, 2016. Additional revisions were requested in the letter of incomplete.
4. On March 3, 2016, revisions were submitted by the applicant to the city for review.
5. Following a review of the revisions submitted, the subject short plat was deemed complete on March 16, 2016.
6. The 15-day public comment period for the subject short plat ended at 5:00 PM on March 31, 2016.

E. Notice of Application:

1. A Notice of Application with Optional SEPA DNS was published in the Anacortes American Newspaper on March 16, 2016.
2. This notice was also posted on the subject property in two (2) different locations on March 11, 2016.
3. Notice was also posted at the library, city hall, the local USPS office, and on the city's website on March 11, 2016.
4. Neighboring landowners of property within 300-feet of the subject property were mailed the Notice of Application on March 11, 2016.
5. Departments and agencies of jurisdiction were also solicited for comment on March 12, 2016.
6. The 15-day public comment period ended at 5:00 PM on March 31, 2016.

F. Critical Areas:

1. No known critical areas are located either on or within 300 feet proximity to the subject property.

G. Tree Preservation:

1. According to AMC 16.50.050, a tree preservation plan is required as part of a short plat application. Accordingly, the applicant had Urban Forestry Services of Mount Vernon, Washington, prepare a tree preservation plan dated February 25, 2016.
2. According to this report (**See Exhibit 6**), there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) significant trees.
3. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

H. SEPA Environmental Review:

1. The creation of five (5) lots or more via a short plat requires SEPA environmental review pursuant to AMC § 16.080.010.
2. Notice of Application with Optional SEPA DNS was run concurrent with the Notice of Application as discussed above.
3. On March 14, 2016, the Notice of Application with Optional SEPA DNS, application material, and site plan(s) associated with a proposed 9 lot short plat was emailed to the SEPA register for posting.
4. On April 21, 2016, a SEPA MDNS was issued.
5. The SEPA MDNS was emailed to the SEPA Register on April 21, 2016, for posting onto the SEPA Register.

I. Transportation:

1. The site will be accessed by a new public road off of 38th Street which is designated as a local residential street.

II. CONSISTENCY WITH AMC TITLE 16, SUBDIVISIONS:

A. AMC Chapter 16.08, Short Subdivisions and Short Plats:

The administrative official (Director of Planning, Community and Economic Development) or his or her designee is granted the authority to approve or disapprove proposed short plat /subdivisions in accordance with Anacortes Municipal Code (AMC) Title 16.

STAFF ANALYSIS:

The applicant has submitted all necessary application materials as outlined in this section and proper notice was given pursuant to AMC § 16.08.031.

AMC § 16.08.032 requires that short subdivisions comply with development standards for standard subdivisions (Chapter 16.20, Design and Improvement Standards). Consistency with these standards is discussed below.

B. AMC Chapter 16.20, Design and Improvement Standards:

AMC § 16.20.010 requires that the design and development of subdivisions preserve the natural terrain, vegetation, drainage patterns and existing topsoil to the greatest extent possible.

STAFF ANALYSIS:

As discussed earlier, the site's topography is relatively flat. The steepest slope on the property is 8-10%. However, the majority of the site slopes gradually downhill at 5-6% to the northeast. Elevations range from 238 to 219 feet above sea level.

Twenty-one (21) out of fifty-eight (58) significant trees that are located onsite are proposed for retention. The two residences that exist today are slated for retention on Lot 2 and Lot 5 of the subject short plat.

Any stormwater generated onsite will be conveyed to a ninety-five (95) foot by two (2) foot wide bio-infiltration swale /raingarden that runs east to west along 38th Street north of lots 4 and 5.

AMC § 16.20.020 contains standards for development of land found to be unsuitable for subdivision due to potential hazards.

STAFF ANALYSIS:

The site's topography is relatively flat. According to the applicant's Geotechnical & Infiltration Assessment prepared by MTC, the steepest slope on the property is 8-10%. However, the majority of the site slopes gradually downhill at 5-6% to the northeast. No geotechnical hazards exist either on the subject property or within close proximity to it.

AMC § 16.20.030 contains standards for design of engineering plans for public improvements and other subdivision elements.

STAFF ANALYSIS:

Public improvements as conditioned below will be in place prior to final short plat approval.

AMC § 16.20.040 and .050 contain standards for lot and block configuration.

STAFF ANALYSIS:

According to AMC 16.20.040(C), each lot is required to abut either a public or private road with lot frontage that is not less than thirty (30) feet. Accordingly, both the new cul-de-sac right-of-way constructed as part of the subject short plat and existing 38th Street will provide the minimum required lot frontage to either a public /private road. All other standards listed in AMC 16.20.040 and 16.20.050 will be met.

AMC § 16.20.060 contains standards for street design and construction.

STAFF ANALYSIS:

As required by the Public Works Department and conditioned below, street and road improvements will be in place prior to final short plat approval.

AMC § 16.20.070 contains standards for grading and drainage.

STAFF ANALYSIS:

The applicant submitted a geotechnical and infiltration assessment prepared by Materials Testing and Consulting, Inc. (MTC), and drainage plan as part of their short plat submittal.

Additionally, the applicant will be required to provide plans addressing stormwater, grading, and drainage, as required by the Public Works and Building Departments, prior to site construction activities or building permit application approval.

AMC § 16.20.080 and .090 contain standards for utilities and easements.

STAFF ANALYSIS:

On the plans submitted, a fifteen (15) foot wide sidewalk and utility easement is shown around the perimeter of the new cul-de-sac /right-of-way. Additionally, a five (5) foot wide sidewalk is proposed within the city's right-of-way fronting the subject property adjacent to 38th Street

AMC § 16.20.110 contains standards for landscaping.

STAFF ANALYSIS:

A landscape plan was submitted with the subject short plat application. The landscape plan shows a fifteen (15) foot wide planting strip with trees planted at an average of thirty (30) feet apart as is required pursuant to AMC 17.41.020(D)(2) and 17.41.020(D) respectively.

Additionally, AMC 16.20.110(A) requires that each new subdivision set aside twenty (20) percent of the gross site area for landscaping. As conditioned below, the applicant/landowner will be required to submit a revised landscape plan at time of building permit submittal following final short plat approval which shows how conformance with this requirement has been met for each of the 9 lots that comprise the subject short plat.

AMC 16.20.110(B) also requires that the applicant submit a tree preservation plan. As was discussed above, the applicant has met this requirement. According to the tree preservation plan, the minimum number of tree unit credits required for the site has also been exceeded by those trees shown in the plan proposed for retention.

C. AMC Chapter 16.32, Road Standards:

AMC Chapter 16.32 regulates the minimum standards for roads within the City of Anacortes.

AMC 16.32.020 establishes the minimum sidewalk widths based on the underling zoning district.

STAFF ANALYSIS:

According to AMC 16.32.020, the minimum width for a sidewalk in the R2 Zoning District is five (5) feet. According to the applicants short plat map a five (5) foot wide sidewalk is proposed within a fifteen (15) foot wide sidewalk and utility easement around perimeter of new cul-de-sac/road right-of-way. Additionally, a five (5) foot wide sidewalk is proposed within the city's right-of-way fronting the subject property adjacent to 38th Street. Conformance with AMC 16.32.020 has been met.

AMC 16.32.020 also establishes the Short Cul-de-sac Standards for the City of Anacortes.

STAFF ANALYSIS:

According to AMC 16.32.020, a public road not more than one hundred fifty feet (150) in length and serving not more than six (6) residential building sites, and with no reasonable possibility of extension can be built to these standards. Accordingly, the applicant wishes to develop the subject short plat using the Short Cul-de-sac standards. Although the subject short plat is nine (9) lots, only six (6) of the nine (9) lots will be served by the cul-de-sac as lots 1, 3, & 5, will be served by 38th Street.

III. PROJECT CONSISTENCY WITH APPLICABLE ZONING REGULATIONS:

A. AMC Chapter 17.05, Concurrency:

Prior to approval of any non-exempt development, the city must find that public facilities and services necessary to support development are adequate to serve the development without decreasing levels below adopted minimum standards. The Public Works Director has confirmed that, as conditioned, the level of service for transportation, water, and sewer can be provided for this proposal, either with existing infrastructure, or that within the capital facilities plan, financed by system development charges.

Additionally, the City has adopted impact fees for transportation, park, and fire facility improvements which adequately address the development's impacts on these facilities. Based on review of the Anacortes School District Facilities Study, 1990, the City has concluded that existing and rehabilitated school facilities are sufficient to accommodate growth resulting from this development.

B. AMC Chapter 17.36, Residential (R2) Zoning District:

The objective and intent of the R2 district is to maintain and create an environment which meets the standards for single-family residential development, by restricting uses within the district, and by requiring a minimum lot size and maximum density. Single-family residential land uses are permitted in the R2 Zoning District per AMC 17.36.030. Additionally, as discussed above conformance with the maximum permitted density and minimum lot size for each of the proposed nine (9) lots has been met as is required per AMC 17.36.070 and 17.36.050 respectively.

Conformance with the maximum permitted building height, setbacks from property lines, and off-street parking required will be reviewed prior to issuance of any building permit for each of the respective lots once an application is submitted following final short plat approval is given.

C. Chapter 17.41 AMC, Landscaping:

Pursuant to AMC § 17.41.020(G), short plats /subdivisions in the R2 Zoning District are required to have a minimum of twenty (20) percent of the gross site landscaped. Conformance with this requirement will be reviewed at time of building permit application submittal prior to issuance.

D. Chapter 17.46 AMC, Parking:

Pursuant to AMC 17.46.020 and 16.32.020(D), two (2) off-street parking spaces are required for each residence in addition to garages. Conformance with the requirement will be reviewed at time of building permit application submittal prior to issuance.

IV. PROJECT CONSISTENCY WITH 2012 COMPREHENSIVE PLAN:

The 2012, City of Anacortes Comprehensive Plan designates the project site as Residential Low Density. The goals and policies outlined in the Comprehensive Plan are intended to provide guidance for both public and private decision makers in future growth and development of the City. Development goals and policies pertinent to the subject shore plat and subsequent vacation rental development are listed below.

GENERAL CITY GOALS:

Goal #3:

Promote a compatible land uses and improve visual appearance in each and every zoning district

STAFF ANALYSIS:

The subject short plat involves the creation of nine (9) lots from the parent parcel. The project site is located in the R2 Zoning District and is surrounded by single-family residences. As conditioned below, the subject short plat and subsequent development of each lot will be compatible in use and visual appearance as required according to AMC Chapter 17.36.

TRANSPORTATION /CIRCULATION:

Goal #5:

"Develop the city as a pedestrian friendly community and improve non-motorized pedestrian circulation."

STAFF ANALYSIS:

As conditioned below, the development will provide improvements onsite that address both pedestrian circulation and connectivity. A five (5) foot wide sidewalk is required around perimeter of new cul-de-sac road right-of-way and adjacent to 38th Street.

Goal #6:

“Encourage a physically active community by allowing people of all ages to incorporate physical activity into their daily lives by walking, bicycling, exercising and using public transit as a part of everyday living.”

STAFF ANALYSIS:

The improvements conditioned below will improve neighborhood pedestrian connectivity while encouraging physical activity of all ages.

Goal #7:

“Require adequate off-street parking in all zones.”

STAFF ANALYSIS:

As conditioned below, off-street parking requirements will be reviewed for conformance with AMC Chapter 17.46 & 16.32.020(D) before issuance of building permit.

V. PUBLIC COMMENTS RECEIVED:

During the 15-day comment period associated with the subject short plat, PCED received several public comments (See **Exhibit #3**).

The comments received expressed several concerns as is summarized below. A staff analysis follows each concern expressed. The concerns expressed and staff analysis is as follows:

CONCERN EXPRESSED:		STAFF ANALYSIS:
1.	Perceived safety issue with substandard 38 th street; no sidewalks, not paved to designated width, parking is in driving lane	Street improvements along the project frontage of 38 th Street and around the perimeter of the new cul-de-sac road right-of-way are required to include curb, gutter and a five foot wide sidewalk per AMC 16.32.020. Improvements along 38 th Street shall terminate where reasonable and practicable to provide a smooth transition with existing improvements both laterally across the street and longitudinally up and down the street for drainage, vehicular and pedestrian traffic. Two off-street parking spaces are required for each residence constructed on the 9 lots per AMC 17.46.020. Conformance with this requirement will be verified at time of building permit application submittal.

2.	Drainage is not being adequately handled and future drainage problems need to be addressed	The applicant submitted a Geotechnical & Infiltration Assessment prepared by MTC dated December 10, 2015. MTC performed an infiltration assessment for the proposed bio-infiltration /raingarden proposed adjacent to 38th Street north of lots 4 & 5. A Large Parcel Storm Water Plan and Water Quality Plan consistent with City requirements is required to be submitted by the applicant for review and approval by the Planning/Building and Public Works Departments prior to any construction activities taking place on or off site.
3.	The drainage plan is inadequate	The developer will be required to provide suitable drainage facilities for any surface run-off affecting the subdivision. The developer will also be required to make downstream improvements where necessary to avoid problems related to increases in stormwater run-off associated with the development. This is stated in the AMC 16.20.070. Additionally, storm water conveyance both on-site and off-site will be required to comply with City Storm drainage requirements consistent with the Department of Ecology's NPDS Permit.
4.	Development run-off should be handled by running all water into a pipe starting at K Avenue and 38 th street that runs down to M Avenue.	See response #3 above.
5.	Run-off should not be drained towards other residential property	Stormwater generated onsite will be conveyed to the bio-infiltration swale /raingarden located adjacent to 38 th Street.
6.	The Department of Ecology should comment on how the developers should be filtering runoff.	Construction activities may require an NPDES (National Pollutant Discharge Elimination System) Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site. Additionally, the subject proposal must meet City of Anacortes /Department of Ecology stormwater requirements.

7.	All runoff should first be filtered through a swale before draining	The constructed bioinfiltration swale /rain garden will treat stormwater quality and quantity. MTC's Geotechnical & Infiltration Assessment analyzed surface and subsurface soil infiltration characteristics. Stormwater generated onsite will be required to comply with both city and state requirements.
8.	One or two of the proposed lots should be converted to a biological control of surface water to protect the ecosystem of Fidalgo Bay.	Anacortes Municipal Code does not require that one or two lots of a proposed development be converted to a "biological control of surface water" to protect the adjacent ecosystem.
9.	Safety issue with driveway location	The Public Works Department will review all building permit applications submitted concerning the location of driveways/ access for conformance with STR-28 of the Engineering Standards.
10.	K Avenue is substandard	Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvement requirements outlined in the AMC 16.32.
11.	A traffic study should be completed	According to the Public Works Department's Engineering Standards STR-30, the subject development is considered a level one residential development and does not trigger a Traffic Impact Analysis/Study.
12.	Safety issue with traffic volumes	See response #11 above concerning that no Traffic Impact Analysis/Study was required by the Public Works Department. However, a five (5) foot wide sidewalk along 38 th Street adjacent to the project site and internally along the perimeter of the new cul-de-sac road right-of-way will improve pedestrian connectivity and safety to the surrounding neighborhood and residents.
13.	Fire engines and emergency vehicles do not have enough space or access	Development will meet road size requirements and fire apparatus access requirements per AMC 16.32.020.

14.	The development has too high of a density	Conformance with the maximum density of 4 dwelling units per gross acre has been met for the R2 Zone as discussed above. Nine lots are permitted and nine lots are proposed.
15.	Guest parking would overflow onto 38 th street	Per AMC 17.46.020, two off-street parking spaces per residence are required. Conformance with this requirement will be reviewed at time of building permit application submittal. Additionally, per AMC 16.32.020, two off-street parking spaces will be provided for each dwelling unit in addition to garages.
16.	The development goes against requirements for a "short cul-de-sac." (It is a public road more than 150' and will serve more than six residential building sites, the roadway is longer than allowed by city code 160.23.020 (meant 16.32.020?))	The subject short plat complies with the short cul-de-sac standards per AMC 16.32.020. The proposed cul-de-sac is not more than one hundred and fifty (150) feet in length. Second, pedestrian facilities will be five (5) feet wide along the perimeter of the cul-de-sac and along 38 th Street adjacent to the project site. Road width will not be less than twenty-four feet from curb to curb with a minimum of eighty (80) foot diameter cul-de-sac. Lastly, the cul-de-sac will not serve more than six (6) of the proposed nine (9) lots within the short plat as lots 1, 3, and 5 will be served by 38 th Street.
17.	Setbacks Requirement	Setback requirements for each of the 7 residences to be constructed will be reviewed for conformance with AMC 17.36.060 at time of building permit application submittal. Additionally, the 2 residences slated for retention as shown on the short plat map have been determined to comply with the R2 Zoning District setback standards per AMC 17.36.060.
18.	38 th street should be kept clean during construction of houses and streets.	As conditioned below, the applicant/landowner will be required to keep 38 th Street adjacent to the subject property clean and free of all debris and dirt associated with construction activities.
19.	How will homes be accessed on 38 th street?	Lots 1, 3, and 5 will gain access off of 38 th Street while ingress and egress for all other lots is from the new cul-de-sac road right-of-way.

		According to Sheet 3 of 3 of the applicant's plans, an ingress, egress, and utility easement over a portion of Lot 2 for the benefit of Lot 3 is proposed.
20.	Fences should be constructed along the perimeters of the lots.	The applicant /landowner will determine if fencing is feasible and/or warranted as part of the subject short plat.
21.	The comment period is insufficiently short. There was not a 30 day notice	The comment period for short plats is fifteen (15) days per AMC 16.08.031. Shoreline permits require a thirty (30) day comment period.
22.	The environmental study and mitigation plan is not detailed enough	After reviewing the city's critical area maps along with the applicant's SEPA environmental checklist and associated application material, an Environmental Impact Study (EIS) was <u>not</u> required. The city however did issue a SEPA Mitigated Determination of Non-Significance (MDNS) as is discussed above. Mitigation measures were used to mitigate any environmental impacts.
23.	The geotechnical review is inadequate	The applicant submitted a Geotechnical & Infiltration Assessment prepared by MTC dated December 10, 2015. MTC performed an infiltration assessment for the proposed bio-infiltration /raingarden proposed adjacent to 38th Street north of lots 4 & 5. The Public Works Department reviewed MTC's report for conformance with both city and the State of Washington's Department of Ecology requirements associated with stormwater. Additionally, a Large Parcel Storm Water Plan and Water Quality Plan consistent with City requirements will be required to be submitted by the applicant for review and approval by the Planning/Building and Public Works Departments prior to any construction activities taking place on or off site.

VI. DEPARTMENTS & AGENCIES OF JURISDICTION COMMENTS RECEIVED:

During the 15-day comment period, several comments were received from departments and agencies of jurisdiction (See **Exhibit #4**). Agency and department comments have been made conditions of approval as listed below.

VII. CONCLUSIONS OF LAW - APPROVAL CRITERIA:

Pursuant to AMC § 16.08.030.B, if the administrator finds that the proposed short plat is consistent with the Comprehensive Plan; SEPA requirements, and zoning requirements for the underlying zoning district, and that there is adequate provision for drainage, sewage disposal, water supply and access for each lot, that requirements of this title are met, and the short plat would not landlock other parcels he or she shall approve the application.

CONCLUSION:

Based on the above analysis, and as conditioned, the short subdivision application is consistent with the plans, documents, and criteria outlined in AMC § 16.08.030(B).

RCW § 58.17.060 provides the following criteria for approval of a subdivision:

- (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that will assure safe walking conditions for students who only walk to and from school;
- (b) The public use and interest will be served by the platting of such subdivision.

CONCLUSION:

As discussed above and conditioned below, provisions are made for the public health, safety, and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that will assure safe walking conditions for students who only walk to and from school;

The City has designated the property for Residential Low Density in the Land Use Element of the Anacortes Comprehensive Plan and zoned the site Residential (R2), indicating there is a public need.

It serves the public interest to develop the property as is proposed and in conformance with the Anacortes Municipal Code land use and zoning standards. The standards of the City's subdivision ordinance are additional city standards for that meet the public use and interest in the City. The proposed short plat as conditioned conforms to all of these standards. Additionally, the proposed short plat as conditioned meets the minimum requirements of the Anacortes

Municipal Code, which are designated as the official standards for public health, safety and general welfare.

VIII. DECISION:

Based on the foregoing Findings of Facts and Conclusions of Law, the Subdivision Administrator hereby grants **approval** of the proposed nine (9) lot short plat, subject to the conditions of approval as listed below.

IX. CONDITIONS OF APPROVAL:

1. Preliminary short plat /subdivision approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed. The scope of this permit is not to exceed that as set out in the short plat /subdivision application and preliminary short plat map.
2. The lots in this short subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable. A note to this effect shall be recorded on the final short plat map.
3. Grading shall not adversely impact adjacent properties.
4. Provide a Traffic Control Plan (Current MUTCD Manual) prior to any construction taking place in the public right-of-way for approval by the City of Anacortes' Public Works Department.
5. Pursuant to AMC § 16.08.081, a note shall be placed on the final short plat that states:
"All short subdivisions when approved and prior to recording shall contain the following: Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year (current year). Certified this _____ day of _____, 20____."
6. Pursuant to AMC § 16.08.080, a note shall be placed on the final short plat that states:
"Land contained within a short subdivision may not be further divided in any manner within a period of five years from date of approval without filing a standard plat."
7. Before final short plat submittal or approval is given, a note shall be added to sheet 1 of the final short plat that states:

ZONING INFORMATION:

<i>Underlying Zone:</i>	<i>Residential (R2) Zoning District</i>
<i>Net Acreage:</i>	<i>85,451 Net Square Feet (1.96 Acres)</i>
<i>Gross Acreage:</i>	<i>100,767.93 Gross Square Feet (2.31 Acres) including ½ abutting ROW</i>
<i>Zone Max Density:</i>	<i>4 Dwelling Units per Gross Acre</i>

Density Calculation: The applicant proposes 3.9 dwelling units per gross acre (9 dwelling units divided by 2.31 gross acres). 2.31 Gross Acres multiplied by 4 dwelling units per gross acre = 9 lots

Lots Proposed: 9 Lots

8. At time of building permit application submittal, a landscape plan shall be included that shows how conformance with AMC Chapter 17.41 is being met. Twenty (20) percent of gross site area shall be landscaped per AMC 17.41.020(G).
9. At time of building permit application submittal, a parking plan shall be included that shows how conformance with AMC Chapter 17.46 is being met.
10. Pursuant to RCW 58.17.140(3), a final short plat meeting all of this requirements of this chapter shall be submitted to the City of Anacortes Planning Department for approval within five (5) years from the date of preliminary approval listed below. Notwithstanding, the preliminary short plat approval becomes null and void.
11. Before final short plat submittal or approval, the land surveyor shall place the respective property corners of the subject property.
12. Before final short plat submittal or approval is given, the applicant shall obtain a demolition permit and demolish the three (3) structures shown on the subject short plat slated for removal.
13. Before final short plat submittal or approval is given, a note shall be added to the face of the short plat that states "A maximum of six (6) lots shall access off of the cul-de-sac."
14. Development shall comply with the City of Anacortes's Public Works Department including but not limited to:
 - A. Project shall meet the requirement of the Short Cul-de-Sac Design as outlined in the Anacortes Municipal Code 16.32.020, including the not more than one hundred and fifty feet in length.
 - B. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and/or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.
 - C. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
 - D. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

- E. Any encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC –Chapter 12.30) from the City of Anacortes Public Works Department.
- F. All public utilities shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.
- G. Pursuant to AMC 16.20.060, street lighting is required. Street lighting shall be LED and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option “B”. Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.
- H. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
- I. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
- J. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
- K. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
- L. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.
- M. Storm-water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
- N. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
- O. Street improvement requirements along 38th Street shall be constructed along the frontage of 38th Street, to include curb/gutter and sidewalk and roadway widening and storm drainage work. The improvements shall terminate where reasonable and practicable to provide a smooth transition with existing improvements both laterally across the street and longitudinally up and down the street for drainage, vehicular and pedestrian traffic.
- P. Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvements requirements outlined in the Anacortes Municipal Code 16.32.

15. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance as follows:

- A. All required permits shall be secured before any construction activities begin onsite (Mitigation Measure #1).
- B. Those twenty-one (21) trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan (Mitigation Measure #2).
- C. Before any site development or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection (Mitigation Measure #3).
- D. As directed by the Public Works &/or Planning/Building Departments, the applicant/landowner shall be responsible to sweep as needed 38th Street adjacent to the subject property and assure all mud and debris associated with construction activities is removed (Mitigation Measure #4).

Nothing in the permit/approval shall excuse the applicant, owner, lessee, agent, successor or assigns from full compliance with any other federal, state, or local statutes, ordinances or regulations applicable to this project. In particular, no clearing, grading, filling, construction or other physical alteration of the site may be undertaken prior to the issuance of the necessary permits for such activities.



Don Measamer, Planning Director
& Subdivision Administrator

April 21, 2016

Date Signed

APPEALS:

Any party aggrieved by the decision of the Administrator may appeal to the City Council by filing a notice of appeal with the City Clerk within fifteen (15) days of the tentative approval or disapproval by the Administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal (AMC § 16.08.040).

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application & Narrative
Exhibit #2	Notice of Application With Optional SEPA DNS
Exhibit #3	Public Comments Received
Exhibit #4	Agency & Department Comments Received
Exhibit #5	Site Pictures
Exhibit #6	Tree Preservation Plan
Exhibit #7	Site Plan
Exhibit #8	SEPA MDNS

EXHIBIT #1

MASTER PERMIT APPLICATION & NARRATIVE:

City of Anacortes – Planning, Community, and Economic Development

906 – 6th Street, P.O. Box 547, Anacortes, WA 98221-0547

MASTER PERMIT APPLICATION

1.

	Applicant	Contact Person (if different)
Name:	Tom Allen	John Ravnik, PE c/o Ravnik & Associates
Mailing Address:	PO Box 817	PO Box 361
City, State, Zip:	Anacortes, WA 98221	Burlington, WA 98233
Phone#:	(360)293-7754	(360)707-2048
Fax#:		(360)707-2216
E-mail:	allencollectables@yahoo.com	jrvnk@ravnik.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 25 TWP: 35 RNG: 1
The site is comprised of three parcels located in the City of Anacortes along the south side of 38th Street, approximately 450 feet westerly from the intersection of 38th Street and "M" Avenue. The addresses for the three existing parcels are 1417, 1415, and 1411 38th Street, from west to east.
*By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.)
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
350125-0-075-0009 (P32057)-1417 38th, 350125-0-073-0001 (P32055)-1415 38th & 350125-0-074-0000 (P32056)-1411
7. Approximate acreage: 1.96 acres
8. Present zoning: Residential R-2
9. Present use of property: Single Family Residential

10. Source of water supply and sewer supply: City of Anacortes water and sewer

11. Permits requested from City:

- | | |
|---|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☐ Planned Unit Development | ☒ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: Single-Family Residential nine-lot short plat

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: _____

14. Comprehensive Plan designation: _____

15. Has anyone applied for a rezone of this property within the last five years? _____
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: _____ 17. Number of Lots: _____

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: 9 19. Duplex Lots Proposed: 0

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:

20. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ _____
21. Construction dates for which permit is requested (month & year): Begin: _____ / _____
End: _____ / _____
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: _____

23. Water Body: _____ 24. Shoreline Environment Designation: _____

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: _____
26. Description of variance requested: _____

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

STATE OF WASHINGTON)

) ss

I (we) Tom Allen, being duly sworn, depose and say that I am (we are) the **OWNER(s)** of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: 
Property Owner

Subscribed and sworn to before me this 4th day of Jan, 20 16

Denise Bazan
Notary Public in and for the State of WA
residing at Mount Vernon, WA

STATE OF WASHINGTON)

) ss

I (we) Tom Allen, being duly sworn, depose and say that I am (we are) the **APPLICANT(s)** for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: _____
Applicant

Subscribed and sworn to before me this _____ day of _____, 20 _____



Notary Public in and for the State of _____
residing at _____

LEGAL DESCRIPTIONS

P32057 (1417 38th Street)

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088. COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088.

P32055 (1415 38th Street)

A TRACT OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 40.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 70.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 0-19-30 WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF SUMMER STREET (NOW VACATED) AS SHOWN ON THE PLAT OF GRAYS 2ND ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE NORTH LINE OF SAID VACATED SUMMER STREET, 85.0 FEET; THENCE NORTH 0-19-30 EAST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 255.3 FEET; THENCE EAST 85.0 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088.

P32056 (1411 38th Street)

ACREAGE ACCOUNT, ACRES 0.47, A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 38TH STREET AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF 38TH STREET, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO CYNTHIA L. DOLMAN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200408200109; THENCE SOUTH 00 DEGREES 19'30" WEST ALONG THE EAST LINE OF THE DOLMAN TRACT, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BROADVIEW ADDITION SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BROADVIEW ADDITION, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH STREET AND THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088. A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 38TH STREET AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF 38TH STREET, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO CYNTHIA L. DOLMAN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200408200109; THENCE SOUTH 00 DEGREES 19'30" WEST ALONG THE EAST LINE OF THE DOLMAN TRACT, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BROADVIEW ADDITION SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BROADVIEW ADDITION, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH STREET AND THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088.

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

PROJECT NARRATIVE

38TH STREET 9-LOT SHORT PLAT

for

Tom & Pam Allen

Revised February 18th, 2016

Tom and Pam Allen own three parcels of land along the south side of 38th Street, within the city of Anacortes, Washington. The subject property consist of parcel's 32055, 32056, and 32057, located south of 38th Street, approximately 470 feet west of "M" Avenue. There are two residences located within the project area having a street address of 1411 and 1417 38th Street and were constructed in 1956 and 1955 respectively according to Skagit County data. The eastmost house is served by an existing residential driveway comprised of asphalt which proceeds southerly from the south edge of 38th Street to serve the existing residence along the east side of the site and will remain. The westerly of the houses is also served by an existing driveway extending south from the south side of 38th Street, however this driveway will be removed for the construction of the new public road to access the new lots proposed herein. There is an additional asphalt driveway serving the middle lot which contains a garage building, both the garage and driveway are to be removed. In addition there are four other small out buildings onsite, three are to be removed and one which will be relocated.

Per the enclosed Preliminary Developed Conditions Plan, the sum area representing the nine residential lots is 1.77 acres and the total area of proposed right of way is 0.19 acres, therefore combined the three parcels equate to a total of 1.96 acres zoned R-2. Residential zoning and development adjoins the north, south, east, and west. The proposal herein is to provide access and utilities to serve the two existing residences to remain at the site along with the addition of 7 new single-family residences. Per City of Anacortes Code, the minimum lot size is 7,500 square feet (maximum 4 dwelling units/acre) having a front yard setback of 20-feet and the sum of the two side yards setbacks being not less than fifteen-feet, with a minimum of 5 feet on one side. For the proposed residential lots herein, the lot sizes will vary from 7,501 square feet to 13,994 square feet. The total area of the applicant's ownership is 1.96 acres. For the purposes of density calculations the total property area of 1.96 acres has been used, with the addition of the abutting half of the "K" Street right of way (0.08 acres) to the west and the abutting half of 38th Street right of way (0.27 acres) to the north. The sum of the areas used for density calculations is 2.31 acres. Based on a maximum of four dwelling units per acres, 9.24 or nine lots is the maximum that can be created with this project based on current zoning. In the future, if the density requirement changes for this site's zoning, Lot 9 will have sufficient area to be subdivided into two lots in the future.

A new road is proposed to extend from 38th Street, southerly to serve a total of 6 lots within the plat, with 3 lots accessing directly from 38th Street. A 24-foot-wide road terminating in a cul de sac is proposed. This best serves the configuration of residential lots, and will have curb/gutter, and sidewalks along both sides. No on-street parking is proposed. The driveway serving the westerly of the existing houses will be relocated to the west side of the project, while the easterly of the existing house sites will continue to be served via it's existing driveway along the east side

of the site. The two new house sites abutting the south side of 38th Street will be accessed directly from the south side of 38th with the exception of proposed Lot 4 which will access from the new plat road.

This property generally slopes downhill at 5-6% to the northeast, varying in elevation from 238 to 219. The site is not within the flood plain, therefore there are no base flood elevation requirements. Along the south side of 38th Street there exists a manmade drainage ditch which collects stormwater runoff from the area, conveying it easterly towards "M" Avenue. This drainage ditch system is a part of the City of Anacortes's storm collection and conveyance system.

Approximately 295 linear feet of 38th Street abutting the north side of this project will be widened to provide a minimum of 28-foot wide driving surface as required by the City of Anacortes. This will be achieved by widening the south edge of asphalt approximately 4-feet. In addition curb, gutter and sidewalk will be installed along the south side of the roadway along the project frontage. A new storm system will be installed in place of the existing open ditch that currently exists along the south side of the existing roadway.

The infrastructure proposed to provide services to these residential lots consists of the road section identified on the Developed Conditions Exhibit. The road section will accommodate two directional travel with curb, gutter, and sidewalks on each side. This roadway will terminate in a cul de sac at its southerly end. In addition to these roadway improvements to be dedicated as public right of way, all other utilities necessary to serve this residential plat will be constructed. The storm drainage system herein will likely comprise storm pipes up to 12-inch diameter. The proposed sanitary sewer system will contain pipes up to eight-inches in diameter. For the purposes of fire protection and domestic water service, an eight-inch diameter water main will be installed southerly from 38th Street within the road network system to the proposed fire hydrant location. Southerly from the fire hydrant, waterline will be reduced to 4" diameter as it will only serve domestic water services from that point south. A fire hydrant has been situated along the easterly side of the proposed new road as required by the City.

Coordination will be done with existing companies to provide utility extensions for underground power, telephone, television cable, and natural gas from these existing facilities in the 38th Street right of way.

The management of storm water runoff will be accomplished by providing upgrades to the undersized storm system at the 38th Street and M Avenue intersection as requested by the City. Per City engineering staff the undersized (6 and 8-inch diameter) piping at this intersection is the only conveyance restriction for the release of stormwater from the site. With this project upsizing pipes to 12-inch diameter means runoff can be released from the site undetained as the entire downstream conveyance system is entirely manmade, has capacity and discharges to an unrestricted salt water body (Fidalgo Bay). An underground storm system will be installed within the proposed roadway to collect and convey runoff waters northerly, where they will enter a biofiltration swale designed to provide water quality provisions for the site. Runoff flows and water quality design have been performed using the 2005 Department of Ecology standards and City of Anacortes requirements. Refer to the accompanying Preliminary Drainage Report.

A. BACKGROUND

1. Name of proposed project, if applicable:
Allen 38th Street 9-Lot Short Plat
2. Name of applicant:
Tom and Pam Allen
3. Address and phone number of applicant and contact person:
Applicant: *Tom and Pam Allen*
PO Box 817
Anacortes, WA 98221
(360)293-7754

Contact: *John Ravnik*
PO Box 361
Burlington, WA 98233
(360)707-2048
jravnik@ravnik.net
4. Date checklist prepared:
November, 2015
5. Agency requesting checklist:
City of Anacortes Planning Department
6. Proposed timing or schedule (including phasing, if applicable):
Short Plat infrastructure Spring-Summer 2016. House construction on individual lots based on economics. Potentially a second phase of this project may include the further subdivision of proposed Lot 9 into two lots if/when the zoning will allow.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, with the exception of subdivision of proposed Lot 9 into two lots when zoning changes occur that would allow this to occur.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
No environmental information has been prepared that is known of other than Geotechnical information to identify underlying soils for infiltration capacity. A copy of the Geotechnical Report is provided in Appendix C at the end of this SEPA.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known of.

10. List any government approvals or permits that will be needed for your proposal, if known:

*Short Plat Application
Master Land Use Permit
Fill and Grade Permit
Building Permit
Right of Way Permit
NOI - DOE*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.

The subject property consist of three parcels of land totaling approximately 1.96 acres, represented as parcel's 32055, 32056, and 32057, located south of 38th Street, approximately 450 feet west of "M" Avenue. The property is generally sloped downhill to the northeast, at approximately 5-6%. There are two residences located within the project area, having an address of 1411 and 1417 38th Street. These residences were constructed in 1956 and 1955 respectively according to Skagit County data. The east-most house is served by an existing residential driveway comprised of asphalt which proceeds southerly from the south edge of 38th Street to serve the existing residence. The westerly of the houses is also served by an existing driveway extending south from the south side of 38th Street, however this driveway will be removed for the construction of the new public road to access the new lots proposed herein. There is an additional asphalt driveway serving the middle lot which contains a garage building, both the garage and driveway are to be removed. In addition there are four other small out buildings onsite, three are to be removed and one which will be relocated. Please refer to the accompanying Existing Conditions Plan for the terrain conditions and location of existing houses, driveways, garage, and other existing features within the site.

Along the south side of 38th Street there exists a manmade drainage ditch which collects stormwater runoff from the area, conveying it easterly towards "M" Avenue. This drainage ditch system is a part of the City of Anacortes's storm collection and conveyance system.

Present utilities existing in the immediate vicinity comprise the following:

- There are presently two waterlines located within the 38th Street right of way. There is a 12-inch diameter AC waterline located approximately 25 feet north of the projects north property line. Additionally, there is a 16-inch diameter ductile iron waterline approximately 40 feet from the site's north property line. Both of these waterlines are owned by the City of Anacortes. The 12-inch AC waterline will be used to serve this short plat's fire and domestic water needs.*
- An eight-inch diameter concrete gravity sanitary sewer main which is owned by the City of Anacortes is located within the 38th Street right of way which is available to provide sanitary sewer service to the proposed short plat. This sewer system conveys flows easterly towards "M" Avenue.*
- Wire utilities comprising power, telephone, and television cable are located in the 38th Street right of way abutting the northerly side of the project. Natural gas also exists within the southerly side of the 38th Street right of way.*

As represented on the enclosed Preliminary Developed Conditions Plan, access to this project will be provided from the southerly side of 38th Street by the extension of a new plat

road. The new plat road conforms to the City's Short Cul-De-Sac road standard and will be constructed to serve five of the single family residential lots proposed within this residential short plat.

The driveway serving the westerly of the existing houses will be relocated to the west side of the project, while the easterly of the existing house sites will continue to be served via its existing driveway along the east side of the site. The two new house sites abutting the south side of 38th Street will be accessed directly from the south side of 38th. Per City of Anacortes Code, the minimum lot size is 7,500 square feet (maximum 4 dwelling units/acre) having a front yard setback of 20-feet and the sum of the two side yards setbacks being not less than fifteen-feet, with a minimum of 5 feet on one side. For the proposed residential lots herein, the lot sizes will vary from 7,501 square feet to 13,994 square feet.

The total area of the applicant's ownership is 1.96 acres. For the purposes of density calculations the total property area of 1.96 acres has been used, with the addition of the abutting half of the "K" Street right of way (0.08 acres) to the west and the abutting half of 38th Street right of way (0.27 acres) to the north. The sum of the areas used for density calculations is 2.31 acres. Based on a maximum of four dwelling units per acres, 9.24 or nine lots is the maximum that can be created with this project based on current zoning. In the future, if the density requirement changes for this site's zoning, Lot 9 will have sufficient area to be subdivided into two lots in the future.

Per the enclosed Preliminary Developed Conditions Plan, the sum area representing the nine residential lots is 1.77 acres and the total area of proposed right of way is 0.19 acres.

The infrastructure proposed to provide services to these residential lots consists of the road section identified on the Overall Site Plan and Grading Exhibit. The road section will accommodate two directional travel with curb, gutter, and sidewalks on each side. This roadway will terminate in a cul de sac at its southerly end. In addition to these roadway improvements to be dedicated as public right of way, all other utilities necessary to serve this residential plat will be constructed. The storm drainage system herein will likely comprise storm pipes up to 48" diameter. The proposed sanitary sewer system will contain pipes up to eight-inches in diameter. For the purposes of fire protection and domestic water service, an eight-inch diameter water main will be installed southerly from 38th Street within the road network system to the proposed fire hydrant location. Southerly from the fire hydrant, waterline will be reduced to 4" diameter as it will only serve domestic water services from that point south. A fire hydrant has been situated along the easterly side of the proposed new road as required by the City.

Coordination will be done with existing companies to provide utility extensions for underground power, telephone, television cable, and natural gas from these existing facilities in the 38th Street right of way.

The project proposes to improve the capacity restrictions (undersized 6" and 8" pipes) within the westerly side of the intersection of 38th Street and M Avenue, located approximately 470 feet easterly of the site. Based on the downstream analysis to ¼ mile downstream of the site, and with the project upsizing the undersized pipes as noted, there appear to be no other downstream conveyance restrictions. The City has stated that there are no additional conveyance restrictions beyond the ¼ mile analysis area. Stormwater from the site will be discharged via manmade conveyance facilities, and with the piping restrictions at M Avenue rectified, having sufficient capacity to the outfall at an unrestricted saltwater body (Fidalgo Bay), therefore Flow Control/Detention is not required per 2005 DOE Volume I, Section

2.5.7 Minimum Requirement #7: Flow Control as acknowledged by City staff. Water Quality provisions for the developed site are required and will be achieved by the incorporation of a grass-lined biofiltration swale. The site will collect runoff waters from impervious surfaces to an underground storm system to be installed within the proposed roadway which will convey runoff waters northerly, where they will be discharged into the westerly end of the proposed biofiltration swale. The proposed biofiltration swale will be sized to provide the necessary water quality for the water quality flow rate determined using WWHM software. Waters from the swale will flow easterly and be discharged into the storm system in 38th Street, which routes waters to the existing ditching system located along the southerly side of 38th Street. Runoff waters and stormwater design have been performed as required by the City of Anacortes Municipal Code and the Engineering Development Standards. Refer to the accompanying Preliminary Drainage Report and attached exhibits.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Per the accompanying Vicinity Map, the subject property is located in the Southeast quarter of Section 25, Township 35, Range 1E. The subject properties are south of 38th street, approximately 470 feet west of "M" Street in the City of Anacortes, Washington and are noted as parcel #P32055, P32056, P32057. Addresses currently assigned to the lots are 1415, 1411, and 1417 38th Street. Accompanying the Preliminary Short Plat Application provided with this SEPA is an updated subdivision guarantee. The legal descriptions for the subject properties are located below.

LEGAL DESCRIPTIONS

P32055 (1415 38th Street)

A TRACT OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 40.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 70.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 0-19-30 WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF SUMMER STREET (NOW VACATED) AS SHOWN ON THE PLAT OF GRAYS 2ND ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE NORTH LINE OF SAID VACATED SUMMER STREET, 85.0 FEET; THENCE NORTH 0-19-30 EAST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 255.3 FEET; THENCE EAST 85.0 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088.

P32056 (1411 38th Street)

ACREAGE ACCOUNT, ACRES 0.47, A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 38TH STREET AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE WEST ALONG THE SOUTH LINE OF 38TH STREET, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO CYNTHIA L. DOLMAN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200408200109; THENCE SOUTH 00 DEGREES 19'30" WEST ALONG THE EAST LINE OF THE DOLMAN TRACT, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BROADVIEW ADDITION SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BROADVIEW ADDITION, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH STREET AND THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088. A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 38TH STREET AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF 38TH STREET, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO CYNTHIA L. DOLMAN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200408200109; THENCE SOUTH 00 DEGREES 19'30" WEST ALONG THE EAST LINE OF THE DOLMAN TRACT, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE NORTH LINE OF THE BROADVIEW ADDITION SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BROADVIEW ADDITION, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 255.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF 38TH STREET AND THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506150088.

P32057 (1417 38th Street)

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088. COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 330.31 FEET; THENCE WEST A DISTANCE OF 140.00 FEET; THENCE NORTH A DISTANCE OF 330.31 FEET; THENCE EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40.00 FEET. SURVEY RECORDED AF#200506150088

B. ENVIRONMENTAL ELEMENTS**1. Earth****a. General description of the site**

(circle one): Flat, rolling, hilly, steep slopes,
mountainous, other ____

The site has a gentle 5% - 6% slope downhill to the northeast.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope onsite is approximately 8-10%, however a majority of the site contains slopes of approximately 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the USDA Soil Survey, two types of onsite soils exist as denoted on the enclosed NRCS Soil Resource Report Exhibit attached. Within a small area within the southeast corner of the site, the soils are identified as Bow urban land complex (#20). Bow urban land complex is noted as being very deep somewhat poorly drained soil and having a hydrologic group classification of "D". The soils within the majority of the site are noted as Coveland gravelly loam (#35), a very deep, somewhat poorly drained soil also having a hydrologic group classification of "D". Refer to the attached soils information from the National Resources Conservation Services and the Soils Conservation Services Soil Survey for Skagit County located within appendix C.

Please also refer to the Geotechnical investigation performed by MTC in Appendix C, further clarifying the quality of soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Within the property, topsoil and organic soils will be stripped from the areas of the site for proposed driveways and house sites within new residential lot areas. This material which constitutes approximately 763 cubic yard will be stock piled for common lot fill around, but not under, structures. Construction of the proposed infiltration system will involve additional excavation of approximately 150 cy of soil materials. The quantity of excavated soil can potentially be used to partially fill the proposed residential lots.

Within the alignment of proposed roads, topsoil materials will be removed prior to the placement of the structural fill for the road base. For the purposes of roadway construction, approximately 450 cubic yards of organic topsoil materials will be excavated and approximately 350 cubic yards of gravel structural fill and crushed rock will be imported for the roadway construction. Gravel structural fill will consist of gravel borrow and will be obtained from a Skagit County gravel source. All excavated topsoil materials will be saved and used as common lot fills. The common lot fills will not be recognized as any form of a

structural fill. Common lot fills will have to be excavated through for the construction of residential foundations. Within this project, approximately 222 lineal feet of new roadway construction will occur.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, as soils are exposed to rainfall impacts, erosion can occur.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Within this project area encompassing a total of 1.96 acres, impervious improvements are recognized as roadways, sidewalks, and onsite residential improvements. Combined, the proposed roads and sidewalks equate to approximately 0.27 acres. Based on each residential lot having approximately 1,800 square feet of house and 1,000 square feet of driveway equates to 2,800 square feet of impervious cover per lot. Additionally, a 24' x 36' garage building and new driveway are proposed along the westerly side of the site to serve the existing west residence. These new impervious surfaces equate to approximately 0.57 acres of residential impervious improvement to be constructed. In summary, the combined impervious areas total 0.84 acres of impervious surfaces which equates to 42.8% of the 1.96 acre subject property.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As necessary, provisions to filter runoff waters before they enter the abutting drainage ditch along the south side of 38th Street. Silt fences and temporary scratch ditches will also be implemented where needed, and silt sacks will be installed under the grates of new catch basins as they are installed.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During the short plat's construction activities, there will be equipment operating such as bulldozers, excavators, and dump trucks. This equipment will be maintained during construction for its optimum performance. There will not be any burning performed during any of the construction activities. Upon the project's completion, the only emissions generated will be from vehicles entering and exiting the residential plat and from the residential grade heating systems. The design of residential heating systems will conform to city and state regulations.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, construction equipment will be maintained. The design of residential heating systems will conform to city and state regulations.

3. Water**a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site other than the open drainage ditch located along the south side of 38th Street, paralleling the north side of the property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None other than the extension of an existing culvert under the new roadway, installation of culvert under the new driveway to serve the existing residence on the west side of the site, and an outfall from the infiltration/detention facility.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will not be any water withdrawn nor will there be any diversions of existing drainage courses.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. The proposed residential short plat will be served by a public sanitary sewer system.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn as part of this project. Storm water runoff from this residential development will be collected and routed to an underground infiltration/detention system where potentially, infiltration will be conducted to discharge runoff waters. As noted in the accompanying Geotechnical Investigation, the underlying soils have also been examined for their ability to provide treatment during the course of infiltration. A storm runoff treatment structure has been provided upstream of the infiltration/detention facility for road runoff treatment. All stormwater runoff treatment provisions will be the 2005 Department of Ecology Stormwater Manual.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Please refer to the accompanying Preliminary Drainage Analysis Report in Appendix D.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. The only "waste material" associated with this project is residential grade sewage waste which will be managed by a new sanitary sewer system connected to the City's sewer system. Storm water runoff will purposely be conveyed to a water quality vault prior to discharging to the proposed infiltration/detention facility where some infiltration will occur.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This project proposes to replace existing, undersized storm drain piping at the intersection of 38th Street and M Avenue located approximately 470 feet easterly (downstream) of the project. According to the downstream analysis to ¼ mile downstream of the site replacement of the undersized piping at the M Street intersection, with 12-inch diameter pipe will remove any conveyance restrictions. Runoff discharged from the site will be routed via manmade drainage facilities, ultimately being discharged into Fidalgo Bay (an unrestricted salt water body) located 0.88 acres northeasterly of the site, therefore no detention is required as confirmed with City staff.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A storm water infiltration/detention facility will be designed and constructed per the 2005 DOE standards. The design and function of this facility will be reviewed and approved by the City prior to construction.

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

_____other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Existing trees that are within building setbacks may be left providing the tree is determined to be safe. Trees within the building footprints will be removed. Trees within proposed rights of ways will be removed. Construction of all roads, sidewalks, utility corridors, when combined, equates to approximately 0.75 acres. The vast majority of the vegetation being removed will be either grass or pasture. A Tree Preservation Plan has been prepared for this project and is included within the Preliminary Short Plat submittal.

- c. List threatened and endangered species known to be on or near the site.

There are no known endangered species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Street trees as required by the City of Anacortes landscape ordinance, will be incorporated into the short plat development. In addition, individual lot development will include trees, shrubs, and ground cover.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds nor invasive plant species on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: rabbits

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known of.

- c. Is the site part of a migration route? If so, explain.

Many parts of Skagit County are located within the Pacific Flyway. It is very likely that the subject property and the surrounding land are located within a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None other than the installation of landscaping.

- e. List any invasive animal species known to be on or near the site.

None are known of.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Both electricity and natural gas will be used for heating and cooling purposes within the single family residential homes associated with this project.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No aspects of this proposed residential development will have a negative impact on the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

All residential development will have to conform with the International Building Code and Energy Code provisions therein.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

The existing onsite residences were constructed in the mid 1950's, while records indicate that the existing garage building to be removed was constructed in 1900. There is no known evidence of contamination onsite from past uses and activities.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions that may affect this proposed residential development.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will not be any, nor will there be any need for any, toxic or hazardous chemicals used during the construction of this residential plot. At such time as residences are constructed on this property, the only anticipated chemicals would be common household cleaning solutions.

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated for the residential uses proposed herein.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no existing noises in the area that will negatively impact the functionality of this proposed residential short plat.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

During the construction activities, which are anticipated to take approximately 2-4 months for this residential short plat infrastructure, there will be noises from common construction equipment such as dump trucks, excavators, vibratory rollers, and other equipment. During the period when individual residential homes are constructed, there will be common noises generated by backhoes, saws, and hammering. During the residential short plat infrastructure construction, work will likely occur from approximately 7:00 am to 6:00 pm Monday – Friday. These are also common work hours for the individual residential home construction period. Upon complete build-out of this residential plat, typical noises will be vehicles entering and exiting the residential plat and children playing outdoors.

- 3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site currently supports two single family homes along with various out buildings on the three parcels that are contained within this project area. The two single family residences are to remain, with the other various out buildings to be removed to allow for future residential development. Adjacent properties to the north, east, south, and west are all developed single family home sites. None of these development activities nor the long term residential occupancy is anticipated to negatively impact any surrounding properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Based on aerial photographs obtained from Skagit County's iMap, these lots have been residentially used since at least 1969, with no evidence of it being used as working farm land or working forest lands. Refer to the attached 1969 aerial photograph attached in appendix A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Abutting the project area, there are no working farm nor any working forest land areas. The development and occupancy of this residential short plat will not be negatively affected, nor will it have a negative effect on the agricultural farm activities or forest land.

- c. Describe any structures on the site.

There are currently seven existing buildings onsite. Two of the existing buildings are residential homes which are to remain, four are small garage and out buildings which will be removed, and one small out building which will be relocated onsite as desired by the owner. Refer to the attached Existing Conditions SEPA Exhibit attached in Appendix B.

- d. Will any structures be demolished? If so, what?

Yes, the existing garage building along with three additional onsite out buildings will be demolished to allow for the new residential development.

- e. What is the current zoning classification of the site?

The project area is currently zoned Residential-Low Density (R-2)

- f. What is the current comprehensive plan designation of the site?

Residential-Low Density (R-2)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

The full build-out of the subject property will not employ any individuals however, based on the total of 9 residential lots and 4 people per home, there will be approximately 36 people residing in this residential short plat. If in the future Lot 9 is subdivided into two lots this would add an additional 4 people for a total of 40 people.

- j. Approximately how many people would the completed project displace?

None as the two existing houses within the project area will be retained.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This project will not create any displacement impact as the two existing houses on site are to remain.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Development of the subject property for a single family residential short plat is a permitted use within City of Anacortes zoning code. This project will be publicly advertised and notices sent to all surrounding property owners within 300'. The public hearing process conducted

for this project will allow surrounding property owners to participate and comment upon this residential short plat.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no agricultural or forest land activities nearby.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Initially seven new middle income single-family house sites will be created adding to the two that currently exist for a total of nine upon full buildout, on the nine new lots. There is a possibility that proposed Lot 9 will be further subdivided in the future into two lots which would add one additional house site for a total of 10 single-family units on the 10 lots.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units are proposed to be moved with this project. All homes will be middle income.

- c. Proposed measures to reduce or control housing impacts, if any:

This project will not create any housing impact as the two existing houses on site are to remain.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed residences within this short plat are anticipated to be 1 and 2 story. For a 2 story single-family residence, a structure height of approximately 24' is anticipated. All residences will have some form of siding.

- b. What views in the immediate vicinity would be altered or obstructed?

The offsite adjacent property north is at a lower elevation than the subject property herein with predominant views northeasterly towards the water, so therefore, the view will not be impacted. Property to the south have existing houses their fronts facing southerly, away from the property.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The intended middle income level of residential homes will likely have earth tone colors and landscape features that will complement each lot's residential development so as to not provide an aesthetic detriment to the surrounding residentially developed properties.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Street lights will be installed along the proposed public right of ways as dictated by the City of Anacortes, Puget Sound Energy and Into Light. Each residence will have some lights attached to the outside of their home for safety and access purposes. The exterior residential lighting will likely be on only during the evening hours when it is dark.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

All lighting is anticipated to be low intensity, typical residential lighting that will be directed to only illuminate the immediate vicinity and down upon the driving surfaces. No lighting will be directed upwards.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Street lights, which are the brightest light within this project, will be hooded and directed to cast their light down upon the underlying drive surface and sidewalks. Individual house-mounted lighting will be low intensity and will not create any impact on surrounding properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Ace of Heart's Park is located approximately 350-feet westerly of the project, at the west end of 38th Street.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None, as this project will not generate any negative impact on surrounding recreational opportunities.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The two existing single-family residential structures located within the project area were constructed in 1955 and 1956 per Skagit County records. In addition the existing garage onsite is noted as being constructed in 1900. This structure is not listed in nor eligible for listing in any national, state, or local preservation registers. Based upon a review of Skagit County records for homes that were constructed on the adjacent offsite properties, the oldest

home constructed was in 1925. Other surrounding residences were constructed in the 1950's through the 1990's.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the Department of Archaeology and Historic Preservation "WISSARD" Map there are no "Registered Properties" found to be in the vicinity per the DAHP WISSARD map. Refer to the attached DAHP Map Exhibit in Appendix C showing the location of the aforementioned barns.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *Department of Archaeology and Historic Preservation "WISSARD" Map was used to investigate the site.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *The extent of investigation with the DAHP has not resulted in any archeological evidence on the property. None the less, if any potential evidence is encountered during site development, work will be halted and local authorities will be contacted.*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
This project will provide for a 25-foot wide public right of way connection which will extend southerly from the south side of 38th Street as represented on the Preliminary Developed Conditions Plan accompanying this SEPA in appendix B.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
The nearest Skagit Transit Route is at Highway 20, approximately 2,000 feet to the northwest of the project.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
This residential plat project does not create any specific parking spaces nor will it eliminate any. Within the proposed two lane road contained within a 25-foot-wide right of way, no on-street parking is proposed. All other parking will be provided upon each individual residential lot as it is developed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

38th Street will be widened approximately 4-feet along it's southerly side to provide for at least a 28-foot wide driving surface along the project frontage. The proposed plat road to be constructed within this residential plat will be contained within a right of way dedicated to the City of Anacortes. All roads will be bordered on both sides by a 5-foot wide sidewalks as represented on the accompanying Preliminary Developed Conditions Plan. The new street will be constructed per the road cross sections provided on the Developed Conditions Exhibit. To date, through coordination with the City of Anacortes, no improvements to offsite roads has been required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Based on a total of nine single family residential lots, by utilizing the Institute of Transportation Engineers Trip Generation manual, seventh addition, each single family detached house will generate approximately 9.5 trips per day for an estimated total of approximately 86 vehicle trips per day for all lots herein. With the development herein proposing middle income housing, most individuals will work. As such, the peak hour traffic will generally be in the afternoon between approximately 5:30 pm and 6:30 pm. Based upon the ITE manual, each lot will generate approximately one peak hour trip. For this residential short plat, a total of approximately nine peak hour trips will be generated each weekday afternoon between 4:00 pm and 6:00 pm (two of these trips is existing due to the two residences currently onsite). Due to the nature of this project, all vehicles will be cars and pickups. Other than having occasional services provided to any of the residences, the peak hour traffic will not contain any significant quantity of commercial vehicles. If in the future the density requirements change and lot 9 is further subdivided into two lots this would add an approximate 10 additional trips per day, and one more peak hour trip will be generated.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- This project will not have a negative effect nor be negatively affected by the movement of agricultural or forest products on surrounding road network.*

- h. Proposed measures to reduce or control transportation impacts, if any:

This project's roadway connection to 38th Street will provide safe visibility in both directions at a stop sign controlled intersection at the north end of the new roadway connection to 38th Street.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

As with the addition of new residences to any community, there will be an increased need for fire protection, police protection, healthcare, and schools. On the basis that each residence provides 1.5 children to the Anacortes School District, full build-out of this project could generate approximately 11 new children to the school district based on the construction of seven new homes. This number would increase to 12 new children in the school district if lot 9 subdivides in the future.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees regulated by the City of Anacortes for public services and schools will be paid to mitigate the impacts of the new home sites.

16. Utilities

- a. Underline utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Cable & Drainage

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Wire utilities comprising electricity, telephone, and television cable will be installed underground to serve this residential plat from existing utilities available in the 38th Street right of way. Water for fire protection and domestic water services will involve the installation of water lines up to eight-inch in diameter within the new residential plat road. Sanitary sewer piping up to eight-inches in diameter will be constructed to convey all sewage to the City of Anacortes's sewer system located within the 38th Street right of way. For the purposes of storm drainage, pipe diameters up to 48-inches in diameter will be used in the plat.

C. SIGNATURE

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

March 9th, 2016

Kevin Cricchio, AICP, Associate Planner
Anacortes Planning, Community & Economic Development Dept.
PO Box 547
Anacortes, WA 98221

RE: 9 Lot Short Plat (SPL-2015-0006); 38th Street Short Plat; Subject Parcels: P32055, P32056, & P32057

Dear Mr. Cricchio-

Thank you for forwarding us City comments on the above noted project. Below we have provided each comment provided in your January 20, 2016 letter along with comments provided via the public works department Memo dated January 18, 2016. A response has been provided below each item *italics* for clarity.

Comments per the City of Anacortes Planning, Community & Economic Development Department letter dated January 20, 2016.

1. Sheet 2 of 2 of the subject short plat appears to be missing in your submittal.

Response: *Sheet 2 of 2 of the Short Plat, is attached.*

2. Please add the file numbers "SPL-2015-0006" and "Public Works No. 16-010 DEV" to all sheets.

Response: *File numbers have been added to all sheets as requested.*

3. As was discussed in the DRG meeting (summary letter attached) held on August 25, 2015, a tree preservation plan prepared by an ISA certified arborist is required. The report needs to show how conformance with AMC Chapter 16.50 (i.e., minimum number of tree credits, etc.) is being met. Additionally, the tree preservation plan needs to identify those trees designated for retention and removal.

Response: *Urban Forestry Services has prepared a Tree Preservation Plan for this project to show conformance with AMC Chapter 16.50 form this work. Please refer to the information prepared by them attached with this resubmittal.*

4. The short plat map also needs to accurately show the location of the trees identified in the tree preservation plan for retention and removal. In other words, both the tree preservation plan and short plat map need to be consistent.

Response: *Tree locations will be shown on the civil plan exhibits and will be included on civil construction drawings. Per our meeting at the City of Anacortes on January 27th these trees do not need to be shown on the short plat maps.*

5. On the short plat map, please show the distances that structures are from both existing and proposed property lines. Nonconformities cannot be created.

Response: *Distances to structures have been added as requested.*

6. On the short plat map, please show the underlying platted lots, location of well heads and location of septic tanks /fields.

Response: *The three underlying platted lots are shown on sheet 1 of 2 of the plat map. There are no septic systems or well heads known to be on the project area.*

7. On sheet 1 of 2, please include the name of the landowner /applicant and list three (3) subject parcels involved in the subject short plat.

Response: *This information is located on sheet 1 of 2 of the Short Plat Map.*

8. On sheet 1 of 2, please include both the net and gross square footage involved in the subject short plat along with your density calculation. Additionally, please show how conformance with the maximum density (4 dwelling units per acre) requirement per AMC 17.36.080 is being met in the R2 Zoning District.

Response: *This information has been added to sheet 1 of 2 of the Short Plat Map. This information is also located on sheet 1 of the civil plan project exhibits.*

9. On sheet 2 of 2, please include an accurate legal description of the land involved in the subject short plat.

Response: *The legal description for this project is shown on sheet 2 of 2 of the Short Plat Map.*

10. Overhead power lines are required to be placed underground. Please note this on sheet 1 of 2.

Response: *This information has been shown on the Existing Conditions Exhibit (sheet 2 of 3) per our meeting with the City on January 27th.*

11. Please revise your landscape plan to show conformance with AMC Chapter 17.41 is being met. Twenty (20) percent of the gross site area shall be landscaped per AMC 17.41.020(G). Additionally, planting along street frontages shall be a minimum of fifteen (15) feet in width. Trees shall be planted at an average of thirty (30) feet apart in the planting areas.

Response: *A Landscape plan has been submitted showing the 15-foot wide street frontage requirement and street tree plantings at an average of 30-feet apart as required. The Landscape Plan submitted herein has been updated to provide a typical detail showing individual lot landscaping requirements as agreed at our meeting with the City on January 27th.*

12. Please provide two (2) sets of address labels of landowners within 300 feet of the subject properties involved. You can obtain this information from either a local title company or by contacting Lisa Henderson in the Skagit County Assessor's Office at (360) 416-1797. Lisa can provide you with a list of landowners within 300 feet of the subject property which you then can create labels from.

Response: *Attached within the original submittal is a map along with a list of surrounding property owners and mailing information. Attached herein are two sets of labels for these listed property owners as requested.*

The following comments are per the Public Works Department Memo dated January 18, 2016. A response has been provided below each item *italics* for clarity.

SUBMITTAL CHECKLIST – SHORT PLAT

Item A.3.: Provide the names of the applicants on the face of the Short Plat.

Response: *This information has been added to the Short Plat map as requested.*

Item A.4.: A legal description was not provided in the Short Plat for review. Unless it is on Sheet 2 of 2, which is not part of the routed submittal.

Response: *A legal description is located on sheet 2 of 2 of the Short Plat Map.*

Item A.7.: Identify the private access driveway to Lot 12 and 13 referenced in AF#201502060053. Additionally, there are easements of record that are not identified on the face of the Short Plat.

Response: *Private access driveway to Lot 12 & 13 have been identified along with easements of record. In addition the existing recorded agreement AFN 201506110055 between Tom Allen and Mr. and Mrs. Haakenson regarding the relinquishment of the recorded easement to lots 12 & 13 located on the southeast corner of the subject property.*

Item A.8.: The road is implied to be Public, but not shown on the face of the Plat.

Response: *The interior road has been denoted as "Public" on the Short Plat map.*

Item A.9.: Refer to the Public Works memo, dated September 14, 2015 regarding lot accesses. The addressing shall match that memo.

Response: *Lots 2, 3, & 5 will be accessed from 38th Street.*

Lots 1, 4, 6, 7, 8, & 9 will be accessed from the interior road

Item H.3.: Provide a copy of the deed of record for the land in the Short Plat.

Response: *A current Subdivision Guarantee was provided with the Short Plat submittal.*

Item H.4.: Provide a sworn statement, plus other items requested under this item.

Response: *A signed and notarized Ownership Certification and other submittal documents have been signed by the owner as required by the City. Per our meeting with the City on January 27th no other documents necessary regarding this item.*

Item H.4.: Provide a signed statement.

Response: *A signed and notarized Ownership Certification and other submittal documents have been signed by the owner as required by the City. Per our meeting with the City on January 27th no other documents necessary regarding this item.*

Item H.6.: Any private restrictions and covenants should be submitted as well.

Response: *No covenants or restrictions are proposed at this time. Any covenants and/or restrictions proposed prior to final Short Plat approval for this project will be submitted to the City for their review as required.*

PW#3: It is requested that a separate drawing with just the drainage be submitted. The existing drawings are unclear how the proposed drainage will work and be maintainable. Additionally, the applicant should discuss how this proposal complies with the Large Parcel Storm Water Plan.

Response: As discussed on our January 27th meeting with City staff a new drainage design will be investigated. The projects civil exhibits have been updated to depict the new drainage concept, and the Preliminary Drainage Summary attached has also been updated to reference this. At this time the drainage design is intended to be preliminary in nature and specifics for drainage design will be submitted along with civil construction plans for review, comment, and approval by the City as required at time of application for Fill and Grade Permit. In addition, with Fill and Grade Permit submittal a Large Parcel Storm Water Plan for this project will be prepared and submitted as required by the City.

PW#6: Identify the well head locations, on the property, that are referenced in the Geotechnical Report. This property is located in an area of natural springs.

Response: There are no known well head locations or located within the project area. The Geotechnical report only references "Well logs" in the general area, not within the subject property.

PW#8: Applicant states there are no Critical Areas, but should provide a drawing of record that identifies there is not.

Response: Review with City staff on January 27th 2015 it was determined that there are no critical areas within or near the site per the City's Critical Area Map. Please let us know if we need to provide any additional information on this item.

PW#9: Public Works Project Number is PW#16-010-DEV.

Response: This project number has been added to all sheets.

PW#11: Identify the existing septic fields on the properties. There should be at least two. One for each home.

Response: Per City records the onsite houses are served by public sanitary sewer stubs and there are no known septic systems within the project area.

PROJECT NARRATIVE (December 7, 2015)

Page 1, paragraph 3: Revise total number of lots to 6 that will access off of the new road and revise the number of lots to 3 that will access off of 38th Street.

Response: We have revised the project Narrative to denote 6 lots are to access off the interior plat road.

Review the Public Works memo, dated September 14, 2015 regarding access. Lot 4 does not meet the requirements of the Engineering Standards.

Response: Below are lot access locations which are noted with an asterisk on the submitted civil plan exhibits plans per the noted memo:

Lots 2, 3, & 5 will be accessed from 38th Street.

Lots 1, 4, 6, 7, 8, & 9 will be accessed from the interior road

Page 2, paragraph 3: Add installation of an ARV at the end of the line.

Response: An air relief valve is shown at the south end of the proposed waterline on the project exhibits, we just did not go into design specifics in the project narrative. It was agreed at the January 27th meeting with the City this was not a necessary update.

Page 2, paragraph 4: The description provided appears to be different than what is shown in the Preliminary Drainage Report. Hence, the request for a separate drainage drawing, as identified above.

Response: *As discussed on our January 27th meeting with City staff a new drainage design will be investigated. The projects civil exhibits have been updated to depict the new drainage concept, and the drainage summary has also been updated to reference this. Additionally, the project narrative has been updated to reference the new design.*

SEPA (November 2015)

Page 3, Item 10: Should list Construction Storm Water Discharge Permit by the Department of Ecology.

Response: *The necessary Construction Stormwater Discharge Permit is noted as the "NOI" on the list noted within the SEPA.*

Page 4, paragraph 8: The project needs to meet the requirements of the Anacortes Municipal Code and the Engineering Development Standards. Not just the Department of Ecology.

Response: *This was the intent of the statement. We have restructured the sentence to help clarify this.*

Page 7, Section B, Item 1.C: This area is surrounded by natural springs. The report did not extend beyond the boundaries of the project.

Response: *Noted*

Page 7, Section B, Item 1.E: The grading plan will reflect the loading of the lots.

Response: *No significant grading is anticipated on the lot areas with this short plat development. With the construction plans a plan and profile design will be prepared for the interior road design to depict grading, and it is anticipated that spoils from road construction will be hauled offsite. Once plat infrastructure is complete and construction is proposed for new residences on individual lots, only a small amount of lot grading will occur, therefore as agreed at the January 27th meeting no grading plan for on the lots is necessary.*

Page 8, Section B, Item 1.H: What is a scratch ditch?

Response: *A scratch ditch is another name for Interceptor/Perimeter ditch. For this project these types of ditches will be used to collect offsite waters upland of the project and bypass them around the site as noted on the plans.*

Page 9, Section B, Item 3.B.1: The word potential is used. Will it infiltrate or not?

Response: *We are no longer proposing infiltration for this project, therefore this note is no longer applicable.*

Page 10, Section B, Item 3.D: City would prefer to not have detention. Suggest correcting the downstream deficiencies and provide only water quality. The Preliminary Drainage Report did not do a downstream analysis as required by the Anacortes Municipal Code.

Response: *As discussed on our January 27th meeting with City engineering staff and City's agreement that with upgrades to the storm system at 38th and "M" as needed to 12-inch diameter piping for capacity, there is adequate capacity in the downstream system such that the City will not require detention for stormwater runoff from this project. Therefore a new drainage design has been prepared to eliminate the detention*

facilities previously proposed and the project civil exhibits have been updated to depict the new drainage concept without detention and using a biofiltration swale for water quality. The SEPA has also been updated to reference the updated design. The design currently noted has been preliminarily reviewed with City engineering staff

Page 14, Item L response: Remove the words "an outright" and replace with "a"

Response: *A short plat as proposed within this zoning is "an outright" permitted use, however we have removed the word "outright" as requested.*

SITE PLAN, ROAD PROFILE, VICINITY MAP (December 14, 2015)

Additional comments are on the 3 sheets.

Sheet 1 of 3: Provide the correct contact information. Attached for Applicants convenience.

Response: *We have added additional contact information as requested.*

Sheet 2 of 3: Identify existing well locations on the property.

Response: *According to the Department of Ecology well log information there are no onsite wells.*

Sheet 2 of 3: Identify existing septic tanks and fields. Show if they are abandoned.

Response: *There are no known existing septic tanks for fields on the site. Both of the existing residences within the project boundary are served by public sanitary sewer stubs as shown on the project exhibits. It has also been confirmed that these two residences pay a City sewer bill. Furthermore, the County does not indicate any septic information on their website for any of the parcels included in the submittal herein.*

Sheet 2 of 3: Are the existing homes connected to the sanitary sewer? Show as-built on the existing conditions.

Response: *Existing sanitary sewer stubs per City records are shown on the Existing Conditions map and are noted as "EX. SS STUB"*

Sheet 3 of 3: Identify property accesses and how the off-street parking will be taken care of. See Public Works memo, under Streets regarding Lot accesses.

Response: *As noted in the Public Works Memo noted:*

Lots 2, 3, & 5 will be accessed from 38th Street.

Lots 1, 4, 6, 7, 8, & 9 will be accessed from the interior road

Sheet 3 of 3: Show two street lights to be installed. One in the Cul-de-Sac and the other at the intersection of Baughn Lane and 38th Street. This was identified in the Public Works memo.

Response: *We have updated the plans to show two street lights as requested.*

Sheet 3 of 3: Since there is discussion about splitting Lot 9 into two lots in the future, will there be a 3rd meter installed with provisions to access without disturbing any infrastructure?

Response: *No, as currently zoning does not allow the extra lot therefore it is not assured that this will occur. The intent was to simply note it as a possible future condition.*

Sheet 3 of 3: All private sanitary sewer side service stubs in the Public Right-of-Way shall be 6-inch, per the EDS Standards, Chapter 5, Section S1-10 Side Sewers.

Response: *A private sanitary sewer side service stubs have been updated so they are 6-inch diameter as requested.*

Sheet 3 of 3: All existing overhead utilities shall be converted to underground to the existing homes.

Response: *A note has been added to the existing conditions sheet 2 of 3 as requested.*

Sheet 3 of 3: Storm drainage will be worked out at Civil Construction plan submittal. A reduction in pipe and structures can be made to achieve the same as shown.

As shown, even on a full sheets is very difficult to determine what is going on.

Response: *As discussed on our January 27th meeting with City staff a new drainage design will be investigated. The projects civil exhibits have been updated to depict the new drainage concept, and the drainage summary has also been updated to reference this. Additionally, the project narrative has been updated to reference the new design.*

Outlet of the private 6-inch perforated pipe into the existing swale is a concern regarding back feed into the pipe when the swale is running full.

Response: *Backflow will not be an issue as the pipes referenced are discharging bypass waters collected by the perimeter interceptor ditching system which is contributing from elevations much higher than the top of ditch at 38th street.*

Sidewalk, Curb and Gutter shall be installed across the frontage of 38th Street. This was identified in the Public Works memo.

Response: *The project exhibits have been updated to show curb, gutter and along with a 3-foot wide asphalt widening, 1-foot side concrete gutter, curbing, and a 5-foot side sidewalk will be proposed along the south side of 38th street along the project frontage as required and as discussed at the January 27th meeting with City staff. Furthermore the SEPA checklist will be updated to include this revision.*

GEOTECHNICAL REPORT (December 10, 2015)

Page 5, paragraph 2: Identify on-site well head locations.

Response: *None known of*

Page 5, paragraph 3: The hydrogeology in the immediate area has historically been known to have artesian conditions, namely multiple naturally occurring springs that produce both subsurface and surface runoff.

Response: *No artesian springs are known of on the site.*

Page 4, paragraph 4: It is obvious with regards to the scope of assessment.

Response: *Noted*

Page 8, paragraph 3: Given the knowledge of the area, it should be a requirement to utilize the construction geotextile fabric for separation.

Response: *The City requirement for use of geotextile fabric for this project we will note that on the civil plans, details and specifications that will be prepared for construction of this project, however updating of the Geotech report should not be necessary. The Geotechnical report is intended to give professional expertise to determine the necessity of fabric, however the City can require provisions beyond what is professionally recommended.*

Additionally, it should be required to install perforated pipe under the road to collect the ground water that can saturate the subgrade providing additional protection for the roadway.

Response: *The proposed perimeter ditching to intercept waters along the exterior of the site, and avoid them impacting lots or the onsite roadway to be constructed, therefore no need for a perforated pipe under the interior road as discussed at the January 27th meeting.*

PRELIMINARY DRAINAGE REPORT (December 10, 2015)

Project needs to submit a Large Parcel Storm Water Plan. This was identified in the Public Works memo.

Response: *A Large Parcel Storm Water Plan has been prepared and will be included with the submittal of civil plans for construction and the final drainage report as requested at the January 27th meeting with the City.*

This project is required to perform a downstream analysis to determine any downstream deficiencies.

Response: *At the January 27th meeting with City staff the City noted that they have no downstream deficiencies with the exception of the 38th and "M" intersection to the east of this project. Per the City upgrades at this intersection to install 12-inch diameter piping will remove any downstream drainage concerns and therefore the City will not require any onsite detention to be provided.*

Is the installation of the underground detention a cost thing? The Engineer of Record is set on doing underground detention rather than conveyance upgrades. The Public Works Department is not interested in acquiring another detention facility.

Response: *As previously noted a new drainage design has been prepared to remove the onsite detention as this is no longer a requirement of this project based on the direction provided by City engineering staff during the January 27th meeting.*

SHORT PLAT (December 14, 2015).

1. Sheet 2 of 2 was not part of the routed submittal.

Response: *Sheet 2 of 2 of the Short Plat Map is attached.*

2. Public Works project number is PW#16-010-DEV.

Response: *This has been added to all sheets. BOB*

3. Street name is "Baughn Lane"

Response: *The owner has provided us with a street name, "Dean Court".*

4. Show new monument installation, per the EDS Standards, Chapter 3, Section STR-25 Survey Monuments.

Response: *Monument installation is noted on Short Plat map sheet 1 of 2, #6 of the survey notes.*

5. Lot 4 to access off of the new road. Address shall be the same.

Response: *Lot 4 is accessed off the new interior road as requested.*

6. Show the 7.5' easement referenced in AF#201502060053 and existing driveway.

EXHIBIT #2

NOTICE OF APPLICATION WITH OPTIONAL SEPA DNS:



NOTICE OF APPLICATION WITH OPTIONAL SEPA DNS:

Notice is hereby given that an application was made for the following proposal:

Request: The applicant has applied for a short plat to create nine (9) lots from the subject properties which are 1.96 ± acres total in area. The project site is located in R2 Zoning District. The two existing residences located onsite will remain.

Applicant: Tom Allen, PO Box 817, Anacortes, WA 98221

File Number: SPL-2015-0006

Project Location: The site addresses are 1411, 1415, & 1417 38th Street, Anacortes, Washington. The project site is located on the south side of 38th Street approximately 470 feet west of "M" Avenue. The subject parcels involved are: P32055, P32056, & P32057.

Date of Application: December 24, 2015

Date of Completeness: March 16, 2016

Public Comment Period: Submit written comments to the contact listed below by **March 31, 2016, at 5:00 PM.**

Required Project Permits/Approvals: The following may be required: Preliminary and final short plat approval, construction plans, building permits, and NPDES permit.

Existing Environmental Documents: SEPA environmental checklist, Geotechnical & Infiltration Assessment, & Tree Preservation Plan

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an Mitigated Determination of Non-Significance (MDNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Open Record Public Hearing: N/A

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Anacortes Comprehensive Plan; Municipal Code (Zoning, Subdivision, etc.), Engineering Design Standards.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, Associate Planner; (360) 630-6270; kevinc@cityofanacortes.org, and Kate Nelson, Associate Planner; (360) 299-1969; kaitlynn@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Published March 16, 2016

Date Issued: March 16, 2016

EXHIBIT #3

PUBLIC COMMENTS RECEIVED:

3/31/2016



To: City of Anacortes

RE: 38th St. Short cul-de-sac

From: Andy Pitz

I have a number of concerns about this development. 38th St. is a substandard street that has no sidewalks, except for one short stretch where 38th St. connects with M Ave. This street has not been paved to what is its designated width. Any parking that is done on this street means that the cars are literally parking in the driving lane. Due to there being access to Ace of Hearts creek park at the end of 38th St., there is a lot of foot traffic of elderly people, people with dogs, and small children. This is a serious safety issue that needs to be addressed

The short plat copy I have from the city, shows the roadway into the development as being longer than what is allowed by city building code 160.23.020.

The drainage plan is inadequate for this development. The soil is only 18" deep in this area, and underneath that is clay. The drainage that now exists is along 38th St. cannot handle any significant rain events and this will development will only make it worse.

The plat map shows lot #2 as having a driveway that crosses lot 3. This driveway will come out directly adjacent to K Ave. Which will present another safety hazard.

Nowhere does this plat address what will happen to K Ave. K Ave is another seriously sub standard street that will back 3 of these lots. These houses will use K ave to access the back of these lots.

I also believe a traffic study should be done concerning this project. This development will add a large number of traffic on to a sub standard street.

Please consider to me to be a person of record concerning this project.

I can be reached at 293-4169 for nay questions.

Thank you

Andy Pitz

3815 J ave

Anacortes Wa

March 17, 2016

Attn: Kevin Cricchio
Kate Nelson

I just received a notice in the mail stating that a Tom Allen has applied for a short plat to create nine (9) lots from properties that are 1.96 acres in total.

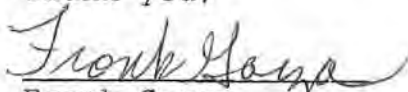
I have owned property on Broadview Drive since 1965 and have enjoyed the peaceful, safe neighborhood. The notice of this man wanting to build nine (9) structures behind my property is very disturbing. This would involve more noise traffic, fire engines not able to adequately protect all structures because of lack of space. Also the taxes would be raised.

I cannot imagine you considering allowing this proposal to go through. I am totally against any such permission given to this person to build.

Does the neighborhood have any voice in this situation? We do not approve of this project. It would be interesting to see if the people who live there and do object to this proposal have any right. Will the planners for the city of Anacortes listen!

I would appreciate receiving further notices/ and the decision once it has been made. If there are meetings on this matter I would like to be informed at least 48 hours ahead to be able to attend.

My phone number is 206-790-6498.
Thank you,



Frank Garza
Garza Revocable Living Trust
PO Box 697
Edmonds, Wa. 98020

From: [Guy Masters](#)
To: [Cricchio, Kevin](#); [Nelson, Kaitlynn](#)
Subject: File # SPL-2015-0006 comments
Date: Monday, March 21, 2016 5:11:34 PM

City of Anacortes PCED,

We would like to become a party of record regarding the proposal to modify parcels P32055, P32056 and P32057 (file number SPL-2015-0006).

We own the home at 1414 38th street (directly across from these parcels).

My understanding of this application is that the three existing parcels would be divided into nine lots, with nine houses (instead of three), and a new cul-de-sac (that would line up with our existing driveway).

This would be a major change that we feel would negatively impact existing residents. Those of us who already purchased lots on this street did so in part because of the parcel sizes. The low traffic volume and noise levels that accompany larger parcel sizes improves quality of life and we paid more for our properties because of it. This change would effect many of those qualities, resulting in a drop in our property values. This is unfair to those of use who invested in this neighborhood based on the existing map.

Secondly, we are worried about a new relatively high volume street lining up with my house. With nine homes utilizing it, there could be eighteen cars entering and exiting 38th street via this new street, all of which would be turning directly in front of our home. This is a noise and safety issue that would directly impact my family. It also effects parking, as it will result in multiple cars being parked in front of my house (it is unlikely that 18 cars will fit in the space shown on the proposed plot plan).

My family has grown to love the pace and tranquility of our neighborhood and fear that these qualities will be forever lost with this change. I ask that my comments be considered and that I be given a chance to comment further as decisions are made.

Thank you for your consideration,

Guy Masters & Family
(Ruth, Caroline and April Masters)

1414 38th St.
Anacortes, WA
98221
(360) 333-7892

March 29, 2016

City of Anacortes PCED
904 6th Street
PO Box 547
Anacortes, WA 98221



Attention: Kevin Cricchio, Kate Nelson

RE: Tom Allen Project on 38th Street
File Number: SPL-2015-0006
Located at 1411, 1415, and 1417 38th Street, Anacortes, Washington
Parcels involved are P32055, P32056, and P32057

9 houses on the 3 lots are too many. This makes the area very high density. 2 houses per the old lots would be much better.

My wife and I bought our lot at 1502 38th Street (Parcel #P32098) in 1966 approximately, and built our present home. We bought in this area because of the large lots and dead-end street for the privacy. We later bought the lot (Parcel #P32099) to the east of us. Our two lots are directly across from the two lots at the west end of the development.

38th Street is a sub-standard street, but is adequate for the amount of vehicles that are here now.

It doesn't look like people will be able to park on the cul-de-sac and this would push visitors cars out on 38th Street where there is no room for parking.

Drain water which runs into a ditch on the south side of the street overflows onto 38th Street sometimes during hard rains. I therefore think it would be smart to run all the water into a pipe starting at K Avenue and 38th Street that runs down to M Avenue to be able to take care of the water from the development run-off.

K Avenue will need to be paved or a good gravel base put down for the vehicles that are coming from the new development to prevent the mud and dust that comes from the alley (K Avenue).

Houses need to conform to all the setbacks that come along with R-2 Zone, and no re-adjusting them to help the developer. He needs to follow the rules set for the zone.

38th Street needs to be kept clean during construction of houses and streets.

After any cutting into 38th Street for any utilities work, the street needs to be put back into original or better condition.

Please include us as a party of record. Thank you for your consideration of our concerns about this proposed development.

Iver & Cheryl Johnson

1502 38th Street
Anacortes, WA 98221-3505
360-293-6589

From: [Chapman, Jan](#)
To: [Cricchio, Kevin](#); [Nelson, Kaitlynn](#)
Subject: 38th Street Short Plat
Date: Sunday, March 27, 2016 4:47:29 PM

Regarding the Tom Allen Short Plat Application SPL-2015-0006.

Nine homes seems excessive for this neighborhood. To quote Tom Allen when I asked about his plans, "4 or 5 homes, it will be done tastefully" and I concurred that 4 homes would be good, I'm not averse to growth.

I would like to see copies of the existing environmental documents. Can I find them online?

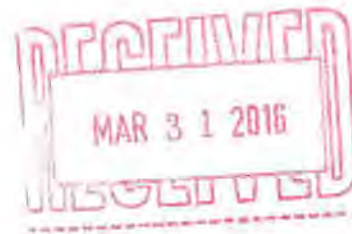
My concerns are

- storm water management
- pedestrian traffic
- future use of K Avenue
- proposed garage and access to existing home at 1417 38th
- invasive lighting

I would ask to be updated on progress, and to be included as a party of record.

Thank you,
Janice Chapman
Physical Address 1501 38th Street
Mailing Address 1004 Commercial Ave #1108
Anacortes, WA 98221

3/31/16



To: City of Anacortes

Re: 38th Street Short Plat

From: Joan Pitz 3815 J Ave. Anacortes 360-293-4169

My concern is with the lack of any street improvement plans for K Ave.

A few facts: K Ave. is one block long before it dead ends. It is a very narrow, 90% grass with 10% dirt. It is currently used by 3 other households to access their property. It cannot be used year round because of water issues effecting accessibility by car. (Mud)

This development would increase the number of households bordering the entire length of K Ave. by 4. This will make a total of 7 households using this dirt road to access their property.

This street will not support the added traffic and parking as it exists now.

The 38th Street Short Plat development plan should not be approved without including a complete plan for improving K Ave.

Nelson, Kaitlynn

From: Luke Stanage <lukestanage@gmail.com>
Sent: Thursday, March 31, 2016 4:16 PM
To: Cricchio, Kevin; Nelson, Kaitlynn
Subject: 38th Street Short Plat

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kevin and Kate,

I am emailing you comments that I would like to make regarding the 38th street short plat proposed by Developer Tom Allen.

My name is Luke Stanage and my address is 1401 38th street, Anacortes, WA, 98221.

The proposed lots 5, 6, and 7 will be adjacent to my lot and I would like to make two requests as a result.

- 1: That the developer constructs fences along the perimeters of these adjacent lots.
- 2: That the developer does not drain any house run-off or other water related irrigation into, onto, or towards my property.

Thanks for taking your time to read this. I appreciate any updates you have regarding my requests.

Take Care,

Luke Stanage

Nelson, Kaitlynn

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Thursday, March 31, 2016 11:27 AM
To: Nelson, Kaitlynn
Cc: Measamer, Don
Subject: SPL-2015-0006

Hello Kaitlynn,
Please add me as a party of record to SPL-2015-0006 Allen Short Plat 38th St.
My physical address is as follows:

Patrick O'Hearn
11039 Post Drive
Anacortes, Wa 98221

Thank you
Patrick O'Hearn

March 30, 2016

City of Anacortes
PCED PO Box 547
Anacortes, WA 98221

Dear Mr. Cricchio and Ms. Nelson,

I request to be a party of record for the Short Plat Application #SPL-2015-0006. I have several concerns about this proposal.

1. The time you have given neighbors to comment on this is too short. The sign on the property and the letter mailed from your department were not available until the middle of March, and the comment period ends March 31. This does not even give a 30 day notice to review documents, do research and write up comments. The plat map is so small, even on the sign, that one is not able to decipher what is planned. Two weeks is insufficient time to get to City Hall to be able to look at SEPA documents.
2. This plat does not fit into the existing neighborhood at the proposed density. The seven lots that will depend on cul-de-sac access will need more room for vehicles to park. The connecting road, 38th St. cannot handle parking as it is not wide enough. 38th St. would need to be widened for parking. Also, there is not enough room for emergency vehicles to respond and maneuver in the cul-de-sac.
3. There needs to be a more detailed environmental study and mitigation proposed. The Department of Ecology should give advice on how to filter run off from this extensive impermeable surface. This area of 38th St. already is subject to water issues. The houses built a few lots to the north side were supposed to connect their drain water to an established storm system, according to the plan shown at a public hearing and approved by Planning. The developer did not fulfill his obligation to the project as it was written, and now all that water is pumped into the ditch on the south side of 38th St. To have even more surface water collected off pavement will overwhelm capacity. It is not acceptable to have this volume of surface water diverted directly into storm drains and into the bay without first being filtered through a swale. One or two of the proposed lots should be converted to a biological control of surface water to protect the ecosystem of Fidalgo Bay.

Thank you for considering these concerns.

Sara Holahan

1511 38th St.
Anacortes, WA 98221

From: [Sean Kelly](#)
To: [Cricchio, Kevin](#); [Nelson, Kaitlynn](#)
Subject: Tom Allen Short Plat Application SPL-2015-0006
Date: Wednesday, March 30, 2016 10:26:09 AM

Regarding the Tom Allen Short Plat Application SPL-2015-0006:

Please include me as a party of record in this matter. Also please update me on progress.

My mailing address:

Sean Kelly
1004 Commercial #1108
Anacortes, WA 98221

My physical address:

1501 38th Street
Anacortes, WA 98221

I have concerns regarding, but not limited to tree preservation and stormwater management.

Best regards,

Sean Kelly
360-770-2806

Nelson, Kaitlynn

From: Shawn Bell <sbell1365@mysvc.skagit.edu>
Sent: Thursday, March 31, 2016 5:43 PM
To: Cricchio, Kevin
Subject: comment on Tom Allen 9-lot short plat

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I would like to express my concerns on the development proposal by Tom Allen "38th street short plat". The proposal was much too small to decipher, however the hillside on which the developer is proposing to increase impervious surfaces is very wet. Recent developments have not adequately addressed the drainage problems associated with increased impervious surfaces. I would like the Department of Ecology to review this development proposal before your approval. I will notify them of my concerns.

Shawn Bell
1511 38th street
Anacortes, WA 98221

COMMENT

SHORT PLAT APPLICATION

38TH STREET 470 FEET WEST OF M AVE.

SPL-2015-0006

3/31/2016

By

Vernon Lauridsen

2219 32nd street

Anacortes, WA 98221

Vclauridsen47@yahoo.com

360 333-0564

1. The application violates the AMC provisions governing “short cul-de-sac” in that it represents a public road more than 150’ and serves or will serve more than six residential building sites.
2. The application relies upon or proposes to apply density rules that do not currently exist violating the six lot maximum for a “short cul-de-sac.” Applicant proposes an eventual total of nine (9) lots.
3. No provision for sidewalks on 38th Street creating a risk of harm to children using nearby parks and baseball fields. AMC 16.32.020.
4. Inadequate geotechnical review.
5. Such other defects and violations as may be determined.

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

April 12, 2016

Mr. Don Measmer, Planning Director
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Re: Tom Allen 9-Lot Short Plat, SPL-2015-0006
Applicant's Response to Public Comments

Dear Mr. Measmer:

Thank you for providing me a copy of the public comments received by the City of Anacortes Planning Department relative to Short Plat SPL-2015-0006. Responses are provided herein to assist you and the Planning Commission to assure conformance of the proposed subdivision to the general purposes of the comprehensive plan and to planning standards and specifications as adopted by the City of Anacortes. For reference, the comments provided to me were from the following individuals:

Andy Pitz email dated March 31, 2016
Frank Garza letter dated March 17, 2016
Guy Masters email dated March 21, 2016
Cheryl Johnson letter dated March 29, 2016
Janice Chapman email dated March 27, 2016
Joan Pitz letter dated March 31, 2016
Luke Stanage email dated March 31, 2016
Sara Holahan letter dated March 30, 2016
Sean Kelly email dated March 30, 2016
Shawn Bell email dated March 31, 2016

In my review of these public comments, there was quite a bit of duplication. As such, I have prepared the following list of concerning subjects, to which I have provided a response for each.

1. 38th Street is substandard and does not have sidewalks

Response: Across this project's frontage, 38th Street has an existing asphalt width of 24 – 25 feet which clearly provides for two 12' wide travel lanes. As shown on the accompanying aerial photograph, this road width exists from the west side of M Avenue westerly approximately 1,100' to the end of 38th Street. Across this project's frontage, this paving width does not parallel the right of way centerline. Presently, there is 6 – 12 feet of paving north from the right of way centerline and the remainder south. The Anacortes Engineering Department considered whether the road should be widened following its current alignment or following the right of way centerline. As directed by the Engineering Department, this project is to widen the south side of 38th Street to provide an overall road-width of 28 feet, paralleling the existing road's alignment. Because of the varying paving width and alignment, the resulting full-width of driving surface will be 28 – 29 feet.

Although 38th Street is not posted NO PARKING, most of the adjoining property owners west of M Avenue do not park along either side of 38th Street. Per the City's Engineering Department, the City's requirement to widen the south side can provide a location where the neighborhood has more space for on-street parking.

Along the south side of 38th Street widening, fronting this project, a five-foot-wide concrete sidewalk is to be constructed adjacent to the proposed back of curb. The City recognizes this section of 38th Street dead-ends to the west, and that for many years, kids have walked along the edge of road to the existing sidewalk facilities at M Avenue. Presently along the south side of 38th Street, sidewalk exists to approximately 110' west of M Avenue. As adjacent properties are subdivided, they too will be required to widen the road and provide curb, gutter, and sidewalk, eventually having a completed link of sidewalks along one side of 38th Street east to sidewalks along M Avenue. Along M Avenue south from 38th Street, there are sidewalks leading to Mt. Erie Elementary School.

2. Vehicles parked on the street will encroach into the driveline.

Response: Commonly, a 28-foot-wide road is considered sufficient to accommodate two travel lanes and parking on one side. At this project location, the Anacortes Engineering Department feels that the proposed road widening can support on-street parking along the southerly side of 38th Street.

Within the individual development of each lot, as per AMC 16.32.020(D) "Two off-street parking spaces shall be provided for each dwelling unit in addition to garages."

3. Safety of Pedestrian traffic

Response: Please refer to the response provided with #1.

4. Excessive length of short plat road

Response: AMC 16.32.020 identifies a short cul-de-sac road as being "A public road not more than one hundred fifty feet in length and serving not more than six residential building sites, and with no reasonable possibility of extension can be built to the following standards:

- A. Road width not less than twenty-four feet curb to curb with a minimum eighty-foot diameter cul-de-sac;
- B. Asphalt to be contained by a curb not less than six inches in width with five-foot sidewalks each side;
- C. The right-of-way width shall be not less than twenty-five feet in width, plus the necessary right-of-way for the cul-de-sac;
- D. Two off-street parking spaces shall be provided for each dwelling unit in addition to garages;
- E. Provide one interior street light, as directed by the public works director;
- F. Provide storm drainage, as required by current city ordinances;
- G. Fire protection shall be provided, as required by the fire chief;
- H. Water and sewer utilities shall be designed and built to public works' design requirements and shall be public;
- I. Provision shall be made for franchise utilities as needed.

During the design stages of this project, the Anacortes Engineering Department was consulted on this matter and did confirm that the 150-foot maximum road length associated with a "short cul-de-sac" road is simply the length of road measured from the existing edge of asphalt to the beginning of the cul-de-sac. For this project, it is the distance from the south edge of 38th Street asphalt southerly to the circle representing the cul-de-sac. As noted on civil sheet 3 of 4, this distance is 140 feet.

5. Inadequate drainage plan

Response: The Anacortes Engineering Department was initially consulted as to drainage concerns in the vicinity of this project. It was recognized that the existing drainage facilities along the abutting portion of 38th Street convey runoff waters east to the drainage facilities in M Avenue. The existing drainage facilities along the abutting portion of 38th Street, and downhill east to M Avenue, need to be enlarged to accommodate the current runoff conditions and also need to be enlarged to convey the quantity of developed runoff from this project. In lieu of providing onsite detention and not upgrading the existing drainage-conveyance facilities in 38th Street to M Avenue, the Engineering staff directed this project to upgrade the drainage facilities across this project's frontage and everything east to the existing drainage system in M Avenue.

Presently, along this project's frontage on 38th Street and east to M Avenue, the drainage-conveyance facilities comprise open ditch, 6" and 8" diameter driveway culverts, and 6" and 8" diameter conveyance piping to 24" diameter storm water conveyance piping in M Avenue.

As noted on civil sheet 4 of 4 within the short plat application, all driveway culverts and existing piping east to M Avenue will be removed and replaced with 12" diameter storm pipe and roadside drainage swales will be cleaned out and regraded to promote efficient flow.

Within the short plat submittal package for this project, a drainage analysis report was provided. Within this report, and using City drainage basin maps, analysis is provided for the quantity of 25-year runoff getting to the intersection of 38th Street and M Avenue. The conveyance capacity of the new 12" diameter storm pipes installed at a minimum slope of 2.75% is essentially the same estimated runoff rate. Summarizing, the City has directed this project to improve the drainage conveyance facilities in 38th Street across this project's frontage and continuing east to M Avenue. With the man-made upgrades to storm pipes in 38th Street, and in light of the available conveyance capacity in the City's man-made drainage system in M Avenue to its eventual outfall into Fidalgo Bay as an exempt water body, this project is technically exempt from providing detention.

In regards to the treatment of runoff waters from this project's impervious surfaces, a grass-lined biofiltration swale has been designed along the north side of this project, east from this project's short plat road. The DOE criteria for maximum flow-depth, flow velocity, and residence time have been provided. This provides a facility that can simply be managed by keeping it clean and mowed.

6. Lack of 38th Street drainage facilities to manage significant rainfall events

Response: Please refer to the response provided to #5.

7. K Avenue is substandard adjacent to three short plat lots that will use K Avenue

Response: The K Avenue right of way is 24.3 feet wide as noted on the civil plans. In as much as there are three proposed lots abutting K Avenue, only Lot 2 is proposed to utilize K Avenue for garage access. In consultation with the City Engineering Department, the City's improvement cross section for K Avenue comprises a 3" depth of crushed surfacing top course over a 6" depth of gravel, 20' wide. The existing drive surface in K Avenue has been residentially used for many years, and as such, likely has some form of existing granular foundation. Rather than digging out a perfectly good foundation, the depth of existing granular structure will be examined within the north 110 feet of K Avenue. If the existing granular foundation is found to be in good condition, it will be left in place and surfaced with crushed surfacing top course to create a section equivalent to the City's 3" crushed top course over 6" gravel foundation. This improvement will only be performed within the north 110' of K Avenue for a width of 20 feet.

8. Large quantity of added traffic

Response: As common with other communities, the peak hour of travel is analyzed as being a one-hour period some time between 4 pm and 6 pm. This project consists of three parcels encompassing nearly two acres, with each lot recognized as having or previously having one residence. As such, for this project, only six new homes are being created. A single family residence is classified as generating 1 peak hour trip during the peak hour period. The addition of six additional peak hour trips on this dead-end portion of 38th Street is not considered to be impactful to the neighborhood or the surrounding road network. With this section of 38th Street only being 1,100' long, and not having any major undeveloped right of ways at its west end for further extension, there simply cannot be a large quantity of traffic generated by this project.

9. Insufficient space for fire trucks to turn around in cul-de-sac

Response: The City requires an 80' diameter paved surface for this cul-de-sac, which has been provided as noted on the submitted civil plans. The perimeter edge of the cul-de-sac contains a rolled concrete curb adjoined by a 5' wide concrete sidewalk. The rolled curb around the cul-de-sac facilitates accesses to the adjoining 5 lots served. In order to withstand vehicle loads, the perimeter sidewalk is 6" thick rather than the traditional 4". Although the City does not recognize the adjoining sidewalk as part of the space provided for maneuvering emergency vehicles, it will be available. Technically, this cul-de-sac provides a 92' diameter surface available for fire trucks to turn around.

10. Increase in property taxes

Response: I would rather have this project bring value to the neighborhood than degrade the area.

11. Short plat road aligned across from residential driveway

Response: The north-bound travel lane of this short plat's road is essentially in the same location as an existing, onsite, paved driveway that will be removed. This alignment is directly across from a residential driveway. From a traffic perspective, sources of vehicles entering both sides of a road are best coordinated when they are aligned rather than being offset. It is very likely there will be the occasional instance during a normal week when there is a vehicle exiting the driveway from the north side of 38th Street simultaneous with a vehicle exiting this short plat.

12. Negative impacts to existing residents due to smaller parcels and reduced property values.

Response: The proposed improvements will not degrade the neighborhood. The proposed lot sizes conform to the City's R-2 standards requiring a minimum lot size of 7,500 square feet. Based on a review of Skagit County's Assessor's map for surrounding neighborhoods, many lots have been created having approximately 7,500 square feet.

13. Multiple cars parked on 38th Street

Response: Please refer to the response for #1.

14. Too high of density

Response: Density calculations are provided on civil sheet 1 provided with this application. For this project, the permissible density is calculated using all of the subject property and one-half of the abutting rights of ways. The lot sizes and project density do conform to the City's R-2 standards.

15. Storm water management

Response: Please refer to the response provided with #5

16. Future uses of K Avenue

Response: Other than the proposed garage access to Lot 2 from K Avenue, this project does not propose any other lots to utilize K Avenue.

17. Proposed garage and access to existing home at 1417 38th Street

Response: Please refer to the response provided with #7.

18. No room for parking on 38th Street

Response: Please refer to the response provided with #1.

19. Ditch-conveyed runoff waters overflowing 38th Street

Response: Please refer to the response for #5.

20. R-2 Building-setback compliance

Response: Within this project, all front-yard and rear-yard setbacks will be applied and upon all lots, the sum of the two side-yard setbacks being not less than 15' will be provided.

21. 38th Street cleanliness during construction

Response: When final civil construction plans are prepared, they will incorporate erosion and sediment control requirements which will include quarry spall construction access roads to be maintained and street maintenance.

22. Satisfactory repair of 38th Street at utility installations

Response: Utility trench sections in 38th Street will conform to the City's standards. Compaction testing of gravel trench backfill will be performed to substantiate the contractor's work before the trench is paved.

23. Lack of K Avenue improvement plan

Response: Please refer to the response provided with #7.

24. Construct perimeter fences along lots 5, 6, & 7 to serve 1401 38th Street

Response: The subject property at 1401 38th Street only abuts the east side of proposed lots 6 & 7. Along the west-most property line of 1401 38th, as surveyed, there presently exists a fence generally located on the property line. This fence is thought to be a mix of board and wire fencing. At the time of developing this short plat's infrastructure, no perimeter fencing is proposed around any lot. At such time as each lot is individually developed, this provides an opportunity for neighbors to collaborate regarding their shared expenses of a mutually beneficial fence.

25. No runoff waters onto 1401 38th Street

Response: Proposed Lots 6 and 7 abut the west property line of the residence located at 1401 38th Street. As noted on civil sheet 3 of 4 within the submitted application packet, Lots 6 & 7 are each provided a 4" storm service to receive roof and driveway runoff waters. Along the east property line of Lots 6 & 7 common to 1401 38th Street, a 6" diameter perforated pipe within a rock-filled trench will be installed which will intercept surface runoff waters and convey them northerly to the drainage facilities in 38th Street.

26. Seven lots accessing cul-de-sac need more parking

Response: Six lots are proposed with direct access to the cul-de-sac and its associated short road as represented on the civil plans. A maximum of 6 lots are allowed to access the cul-de-sac when utilizing the City's short cul-de-sac standard, as per AMC 16.32.020 contained in the response to #4. With each lot development, two off-street parking spaces shall be provided for each dwelling unit in addition to garages

27. Treatment of Runoff waters from Impervious surfaces

Response: Please refer to the response provided with #5

28. Tree preservation

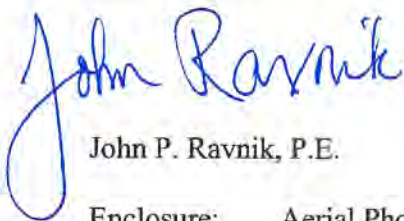
Response: The applicant has conformed with the City's Tree Preservation requirements as further described by the Tree Assessment and Tree Preservation plan prepared by Urban Forestry Services, which was included in the short plat application packet provided to the City.

29. DOE review development

Response: The City Engineering Department has the right of requiring modifications to DOE drainage requirements when it is in the best interest of the City. With this project, the City felt that drainage conveyance improvements in this section of 38th Street were needed more than having this project provide the conventional detention requirements and ignore the needs of the adjacent downstream neighborhood.

Thank you very much for providing me these comments. If you or the public have any questions, please do not hesitate to contact me.

Sincerely yours,



John P. Ravnik, P.E.

Enclosure: Aerial Photo Exhibit

PC: Mr. Tom Allen



Johnson
1502 38th

masters
1414 38th

Holan
1511 38th

Chapman
1501 38th

Stange
1401 38th

Pitz
3815 J

J Avenue

38th Street

M Avenue

Broadview Drive

EXHIBIT #4

AGENCY & DEPARTMENT COMMENTS RECEIVED:

To: Kevin
Planning



Development Review Group (DRG)

Name of Applicant: Tom Allen

Brief Description: 38th Street 9 Lot Short Plat, SPL-2015-0006

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TSV

Comments:

OK

Solid Waste: mk

Comments:

Culdesac should allow enough room for Solid Waste & recycling trucks to turn around.

Sandi Andersen: SA

Comments:

PW Conditions PW#16-010-DEV:

Paperwork:

1. Project shall meet the requirement of the Short Cul-de-Sac Design as outlined in the Anacortes Municipal Code 16.32.020, including the not more than one hundred and fifty feet in length.
2. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
4. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
5. Any encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC – 12.30) from the City of Anacortes Public Works Department.
6. All Public structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.
7. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and/or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.
8. Street lighting is be required (AMC 16.20.060). Street lighting shall be LED and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option “B”. Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.
9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.

11. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
12. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
13. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Storm Drainage:

14. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
15. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.

Site-Frontage:

16. Street improvement requirements along 38th Street shall be constructed along the frontage of 38th Street, to include curb\gutter and sidewalk and roadway widening and storm drainage work. The improvements shall terminate where reasonable and practicable to provide a smooth transition with existing improvements both laterally across the street and longitudinally up and down the street for drainage, vehicular and pedestrian traffic.
17. Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvements requirements outlined in the Anacortes Municipal Code 16.32.

Cricchio, Kevin

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Wednesday, March 23, 2016 1:34 PM
To: Cricchio, Kevin
Subject: RE: SPL-2015-0006, 38th Street 9 Lot Short Plat

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kevin,

At this time, we have no cultural resources concerns with this project. Also, if there is future ground-disturbance planned, although there have been no cultural resources survey or professional historic structures assessments, the project area is considered an area of moderate (survey recommended) to moderate-low risk (survey contingent upon project parameters) of encountering subsurface cultural resources according to DAHP's predictive model.

Thanks,

Jackie

Jackie Ferry | Cultural Director and Tribal Historic Preservation Officer - Samish Indian Nation
2918 Commercial Ave | Anacortes, WA 98221-2738 | Monday - Thursday
Office: 360.293.6404 ext. 126 | Fax: 360.299.0790 | E-mail: jferry@samishtribe.nsn.us

From: Cricchio, Kevin [mailto:kevinc@cityofanacortes.org]
Sent: Monday, March 14, 2016 12:20 PM
To: 'stormer@wsdot.wa.gov'; 'glasowr@wsdot.wa.gov'; 'Clark, Dennis (DNR)'; 'Doug.Thompson@dfw.wa.gov'; 'TeamMillCreek@dfw.wa.gov'; Kaehler, Gretchen (DAHP); 'sepa@dahp.wa.gov'; 'brandonb@co.skagit.wa.us'; 'dalep@co.skagit.wa.us'; 'ddigges@skagittransit.org'; 'colleen_stinson@fws.gov'; 'Miller, Mark'; 'Ronald.j.wilcox@usace.army.mil'; 'lcampbell@swinomish.nsn.us'; 'thyatt@skagitcoop.org'; Todd Woodard; Jackie Ferry; 'sschuyler@UPPERSKAGIT.com'; 'masmundson@nwcleanair.org'; 'vwellington@asd103.org'; 'elizabeth.bartlett@pse.com'
Cc: Development Review Group
Subject: SPL-2015-0006, 38th Street 9 Lot Short Plat

3-14-16

RE: SPL-2015-0006, 38th Street 9 Lot Short Plat

Good afternoon everyone. Attached hereto is a comment form, notice of application using optional SEPA DNS, application material, and site plan(s) associated with a proposed 9 lot short plat off of 38th Street here in Anacortes, WA. Please provide any comments /requirements to me by 5:00 PM on March 31, 2015. Thanks.

Kevin Cricchio, AICP
Associate Planner

Department of Planning, Community, & Economic Development
City of Anacortes
(360) 630-6270

EXHIBIT #5

SITE PICTURES:

38TH STREET SHORT PLAT, SPL-2015-0006

SITE PHOTOS:







EXHIBIT #6

TREE PRESERVATION PLAN:



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: Allen - 38th Street 9 Lot Plat Project
Anacortes, Washington 98221
Tree Assessment and Tree Preservation Plan

Prepared for: Tom Allen
PO Box 817
Anacortes, WA 98221

Prepared by: Urban Forestry Services, Inc.
Mr. James M. Barborinas
Registered Consulting Arborist #356
ISA Certified Arborist #PN-0135
ISA Tree Risk Assessment Qualified

Date: February 25, 2016

CONTENTS

- Summary
- Introduction
- Method of Evaluation
- Findings
- Site Map with Tree Locations
- Tree Evaluation Matrix
- General Tree Protection Guidelines
- Critical Root Zone Explanation
- Assumptions and Limitations

Summary

Twenty-one out of a total of 58 significant trees, worth 98 Tree Unit Credits are planned for retention in the 85,439 square foot 9 Lot Plat on 38th Street by Tom Allen, in Anacortes, Washington. A minimum of 86 Tree Unit Credits are required on this site to meet the city tree preservation code without additional planting. If any of the 21 retained trees planned for retention need to be removed that would bring the total Tree Unit Credits below the minimum required, additional trees would be planted to meet the city's code. The attached General Tree Protection Guidelines should be followed during

15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

construction. Our office should be retained for questions or onsite inspections when construction work on any lot significantly encroaches into Critical Root Zones of retained trees.

Tom Allen 38th Street 9 Lot Plat

Total Site Area = 85,439 sq. ft.

Total Tree Credit Required 1 Unit / 1,000 square feet. = 86 Tree Unit Credits

Trees Retained On Site = 21 trees worth 98 Tree Unit Credits

TOTAL TREE UNIT CREDITS RETAINED = 98

Introduction

Tom Allen is proposing to develop a 9 Lot Plat on 38th Street in Anacortes, Washington. Urban Forestry Services, Inc. was asked to assess and document the trees that may be retained on the site. The plat is approximately 85,439 square feet in size. The City of Anacortes Tree Preservation Code, 16.50, requires 1 Tree Unit Credit retained for every 1,000 square foot of area.

A total of 58 significant trees were considered for retention on the 38th Street 9 Lot Plat. Based on a proposed layout of lots and building sites, a total of 21 of the 58 trees were assessed for health and risk of failure and documented for retention. The retained trees are primarily along the edges of the proposed lots so they are more easily retained. Fortunately, most of these trees were in the best condition compared to those not selected for retention. See the attached site map for tree locations.

About half of the trees on the 9 Lot Plat are ornamental with the rest being native species. The most notable tree to retain is # 6, a Jeffery pine, *Pinus jeffreyi*. This tree is special

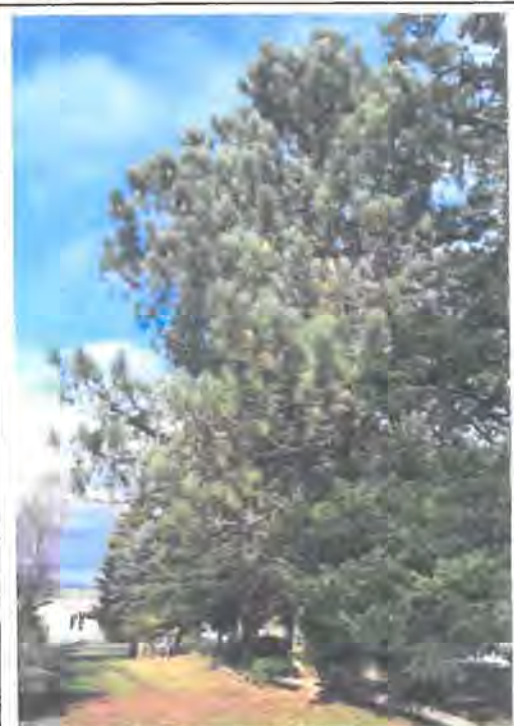


Photo 1. The 32 inch Jeffrey pine, tree #6, is an ornamental specimen and unique tree variety for the area. The location along the edge of the lot makes it more possible to be retained during development.

because of its large size as well as the very large pine cones on the tree, some measuring up to 10" long by 5" wide. One other notable tree on the site is tree # 12, a Pacific madrone, *Arbutus menziesii*. This is a native tree to the Pacific Northwest and is almost impossible to transplant. Therefore, when a Pacific madrone is well established, and in good condition, they are important to retain. In addition, this tree has a unique form with interesting character, allowing one to sit on the lower limbs of the tree, certainly worthy as a specimen tree for many, many years.

Larger trees are valued in city lots like this but are challenging to retain because of their wide spreading root system. However, following the attached General Tree Protection Guidelines, especially protecting roots and only disturbing the absolute minimum of the root system, allows larger tree retention in many cases.

Method of Evaluation

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management -*



Photo #2. The significantly large pine cones of the Jeffrey pine are one of the other unique characteristics of this large tree.



Photo 3. Tree #12, a Pacific madrone, a Pacific northwest native is a special tree for an urban lot. This one has a unique form as a worthy specimen.

Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)

The Tree Assessment Matrix that we provide in this report simplifies the reporting of our findings in laymen terms to increase the understanding of our recommendations.

The Level 2 Basic Tree Assessment is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree, looking at the site, buttress roots, trunk, and branches. This basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 Basic Tree Assessment may require a Level 3 assessment for further testing and analysis.

Tree condition is determined based on visual inspection of the above-ground portions of the trees. Of particular concern is trunk soundness, tree structure, bud fullness and color, twig length, crown ratio, density of leaves, evidence of disease-causing bacteria, fungi or virus, deadwood, and dead or broken hanging limbs.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Findings and Recommendations

Twenty-one significant trees on the 38th Street 9 Lot Plat site are worthy in health and structure to retain, some more so than others. The 21 trees that are planned to be retained within the property are indicated on the attached site map. Detailed information on each of the trees is provided in the Tree Assessment Matrix.

Note: Twenty-three trees were originally documented onsite but after further review, two of the 23 trees were planned for removal because of poor condition. Therefore, 21 trees are planned for retention in this report.

Tree Retention to Meet City Code

The 38th Street 9 Lot Plat consists of 85,439 square feet. In accordance with the Anacortes Tree Preservation Code 16.50, the developer is required to have a minimum of **86 tree credits** for this development. Based on the tree retention proposed at this time, a total of 98 Tree Unit Credits are being retained. If any of the 21 retained trees planned for retention need to be removed that would bring the total Tree Unit Credits below the minimum required, additional trees would be planted to meet the City's code. This would be dealt with as the lots are being planned and developed.

Tree Protection

General Tree Protection Guidelines are attached to this report. They provide important instructions to protect retained trees during construction. They refer to the Critical Root Zone in many cases which is important to protect at all times. However, it is typical that work must occur within and all around the CRZ in many cases. The attached CRZ Explanation differentiates between the Perimeter CRZ and Interior CRZ. The Perimeter and Interior Critical Root Zone is indicated on the Tree Assessment Matrix for each tree. In most cases, some encroachment into the CRZ is acceptable and still allows tree retention if the contractor continues to follow the General Tree Protection Guidelines especially within the Interior CRZ. Refer to the CRZ Explanation for understanding the difference.

The contractor or owner should call our office whenever work must proceed within the CRZ. In many cases, we can answer questions over the phone or in some cases a site visit may be necessary. The owner may also want to consider having us periodically check the site for contract compliance to the tree protection standards.

Let me know if you have questions regarding this Tree Retention Plan.

TREE LABEL KEY
Tree# / Name / Diameter

PRESERVATION VALUE SYMBOLS



REMOVE FOR CONSTRUCTION

PROPOSE TO RETAIN

SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE.

HIGH, GOOD QUALITY, CHARACTER
TREE. SAVE IF POSSIBLE.

MODERATE, COMMON SPECIES, FAIR
CONDITION. MAY NEED SPECIAL
ATTENTION TO PRESERVE.

Low, POOR SPECIMEN OR SPECIES.
HIGH MAINTENANCE OR SOME CAUTION
IF RETAINED.

⊕ HAZARD OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

#21-Mugo pine-6", 4", 3", 2"

#19-Western red cedar-30"

#20-Western red cedar-26"

PARCEL 3
1411
0.287 Sq Ft
0.47 Ac.

#17-Douglas fir-21"

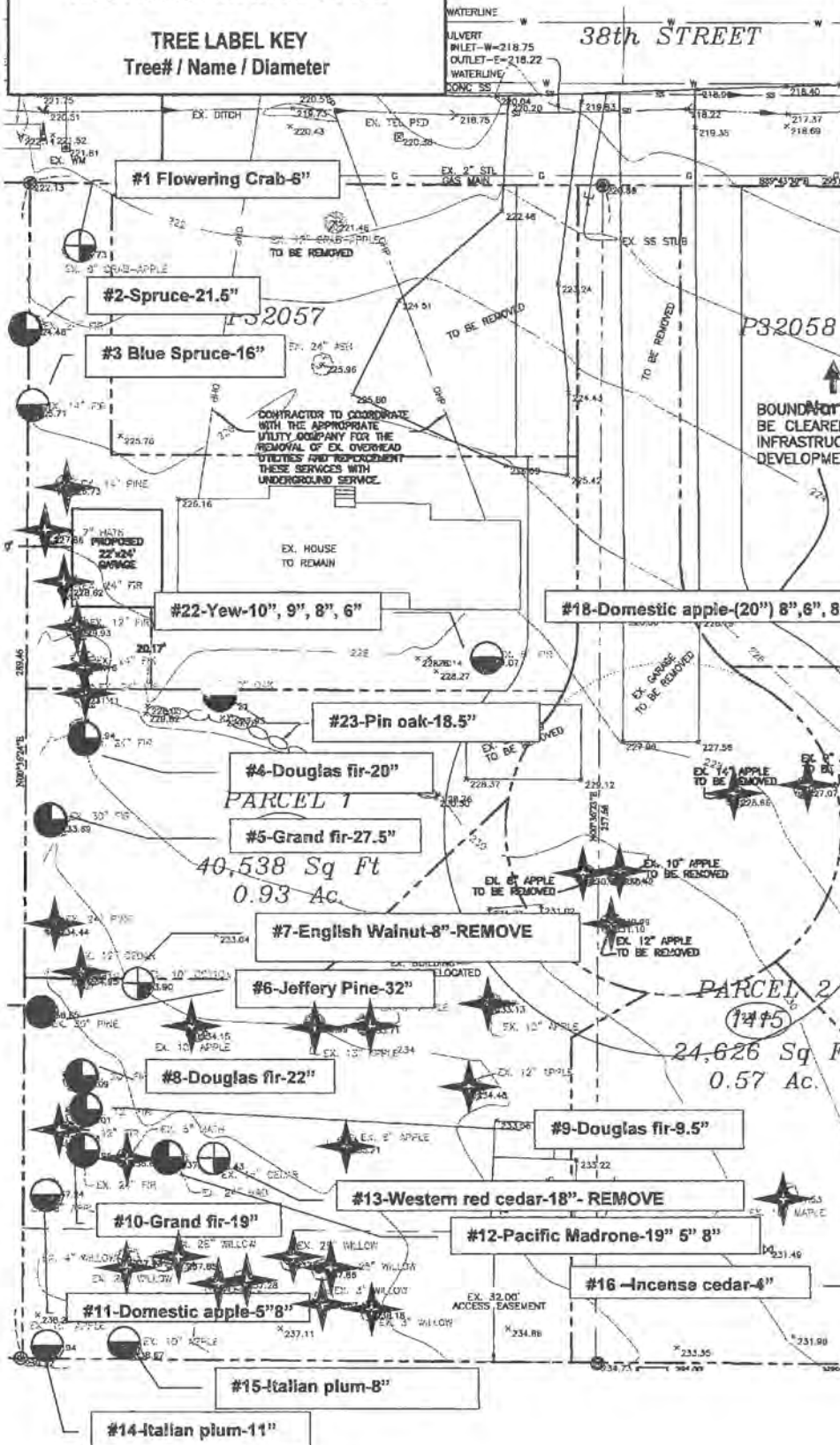


Urban Forestry Services, Inc.

15119 McLean Road
Mount Vernon, WA 98273

360-428-5810

February 2016



Allen - 9 Lot Short Plat
Anacortes, Washington 2-24-16

Tree Species	dbh (in.)	Vigor	Structure	Risk of Failure	Comments on Trees	Maintenance Recommendation	Preservation Value	Tree Credits	P & I CRZ*
1 Domestic apple, <i>Malus domestica</i>	6	Fair	Fair	Moderate		Will need maintenance pruning over time.	Low	2	6/3
2 Norway spruce, <i>Picea abies</i>	21.5	Good	Good	Moderate	Surface roots. One of the better spruce trees in our area.		High	5	22/11
3 Colorado blue spruce, <i>Picea pungens</i>	16	Poor-Fair	Poor-Fair	Moderate	Needle dieback from spruce adelgid. Continuous needle loss and decline from Spruce Adelgid.	Will require annual and repetitive chemical applications to improve appearance.	Low	5	16/8
4 Douglas Fir, <i>Pseudotsuga menziesii</i>	20	Good	Poor-Fair	Moderate-High	Topped or lost leader with new leader growing that may become weak.	Monitor.	Medium	5	20/10
5 Grand fir, <i>Abies grandis</i>	27.5	Good	Poor-Fair	Moderate-High	Double leader.	Monitor. Consider cabling to reduce failure potential.	Medium-High	8	28/14
6 Jeffrey Pine, <i>Pinus jeffreyi</i>	32	Good	Poor-Fair	Moderate-High	This is an unusual and special tree in our area. The cones are very large. Good tree to retain. Double leader.	Consider cabling to reduce failure potential. Monitor.	High	8	32/16
7 English Walnut, <i>Juglans regia</i>	8	Poor	Fair	Moderate	Suppressed. Trees are crowded by nearby trees and likely has root or soil issues causing slow vigor.	Consider removal, but not hazardous. Upon further review it was decided to remove this tree.	Low	0	8/4
8 Douglas Fir, <i>Pseudotsuga menziesii</i>	22	Good	Good	Moderate	Excellent large native tree.		High	5	22/11
9 Douglas Fir, <i>Pseudotsuga menziesii</i>	9.5	Good	Good	Moderate	Suppressed. Trees are crowded by nearby trees and likely has root or soil issues causing slow vigor.	Crowded by adjacent trees. May consider removal at some time.	Medium-High	2	10/5
10 Grand fir, <i>Abies grandis</i>	19	Fair-Good	Fair-Good	Moderate	Appears to be stunted but stable. Rather short stout stature for the species but a good tree to retain at this time.		Medium-High	5	20/10
11 Domestic apple, <i>Malus domestica</i>	5.8	Fair-Good	Fair-Good	Moderate	Suppressed.	Needs corrective pruning.	Moderate	2	6/3
12 Pacific Madrone, <i>Arbutus menziesii</i>	19.5, 8	Good	Good	Moderate	Relatively canker free which is a little unique in our area. Trunk has great character for retention.		High	5	24/12

Allen - 9 Lot Short Plat
Anacortes, Washington 2-24-16

13	Western red cedar, Thuja plicata	18	Poor	Good	Moderate	Weak - Dead top. Monitor. Cedars can be retained with dead tops.	Mulch around base of tree to improve tree vigor. Upon further review it was decided to remove this tree	Low	0	18/9
14	Italian Plum, Prunus domestica	11	Fair	Poor	Moderate-High	Old - Weak but functional. Likely a good fruiting tree.	Monitor.	Low	5	11/6
15	Italian Plum, Prunus domestica	8	Fair	Poor	Moderate-High	Old - Weak but functional. Likely a good fruiting tree.	Monitor.	Low	2	8/4
16	Incense Cedar, Calocedrus decurrens	4	Fair-Good	Fair-Good	Low	Crooked trunk - tree with character.		High	1	4/2
17	Douglas Fir, Pseudotsuga menziesii	21	Fair-Good	Good	High	Good edge tree		High	5	21/11
18	Domestic apple, Malus domestica	8, 6, 8, 8, (20)	Poor	Poor	High	Poor, short tree - Trunk decay. In decline. Consider replacement in the near future.	Monitor	Low	5	20/10
19	Western red cedar, Thuja plicata	30	Fair	Good	Moderate		Mulch	High	8	30/15
20	Western red cedar, Thuja plicata	26	Fair	Good	Moderate		Mulch	High	8	26/13
21	Mugo Pine, Pinus mugo	6, 4, 3, 2	Fair	Fair	Low	Multi-stem character tree		Medium	2	12/6
22	Yew tree, Taxus baccata	10, 9, 8, 6	Fair	Fair	Low	Tall, multi-stem yew. Shrub tree		Low	5	20/10
23	Pin Oak, quercus palustris	18.5	Good	Poor-Fair	Moderate	Poor structure but not hazardous.	Crown Clean	Medium	5	19/10
Total Tree Unit Credits									98	

DEFINITIONS AND NOTES:

- (1) **d.b.h.** = Diameter at breast height (approximately 4.5 ft. above surface grade).
- (2) **Vigor** = Health based on size and color of leaf or needle and length of growth.
- (3) **Structure** = Trunk and branch development and it's estimated susceptibility to failure.
- (4) **Risk of Failure** = The estimate of tree or limb stability based on its present condition.
Low = Little if any danger of failure at this time.
Moderate = Conditions observed show potential failure in extreme conditions.
High = Low vigor, poor crown to height ratio, root damage or structural defect make potential for failure high in near future.
Extreme = Conditions warrant that tree is in eminent danger of failure. Remove immediately.
- (5) **Maintenance Recommendations Explanation:** These recommendations are based on the condition of the trees as they are now.
(a) **Crown Clean** = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, **DOWN**

URBAN FORESTRY SERVICES, INC.
Jim Barborinas, Reg. Consulting Arborist #356
ISA Certified Arborist #0135
Page 2

UFS, INC.
15119 McLean Road
Mount Vernon, WA 98273
(360) 428-5810

- (b) **Crown Thin** = Selective removal of branches to increase light penetration, air movement, and reduce end weight.
(c) **Crown Raise** = Selective removal of lower branches of the tree in order to provide clearance.
(d) **Crown Reduction** = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.
(e) **Crown Restoration** = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.
(f) **Cable and/or Brace** = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.
(g) **Remove** = The high to extreme risk of failure warrants that the tree shall be removed immediately.
(h) **Create Wildlife Snag** = Trees cut to wildlife snags provide perching, nesting, and a source of food for birds and other wildlife.
(i) **Monitor** = Trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.
- (6) **Preservation Value Explanation:**
LOW = Poor specimen
MODERATE = Common species with minimal character.
HIGH = Good character tree, save if possible.
SPECIAL = Unique species, save if possible.
- (7) **PRUNING NOTE:** Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability using ANSI A300 Pruning Specifications.
- (8) **Time Estimate:** Time estimate is based on a 3-person crew performing the work. This is only an estimate.
The actual work should be bid by companies qualified to do the work.
- (9) **Comments Explanation:**
(a) **Included Bark** = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.
(b) **Critical Rootzone (CRZ)** = A circular area under a tree to be protected from construction activities. This area is equal to 1 ft. radius for every 1 in. diameter of tree measured at 4.5 ft. above ground.
- (10) **P & I CRZ** = Perimeter and Interior Critical Root Zone. See Critical Root Zone Explanation Attachment to Report.



General Tree Protection Guidelines

With Critical Root Zone Explanation Attachment

1. **Responsibilities:** These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached **Critical Root Zone Explanation** for reference. The owner's arborist and general contractor shall meet onsite before any site work begins, to review and designate the most appropriate methods to be used to protect the retained trees during construction.

These guidelines apply to work provided by all contractors and sub-contractors on the project.

The project consulting arborist shall be contacted prior to any work that may need to enter the tree protection fencing. Two days notice shall be provided to the project consulting arborist. A proposed method for work shall be provided to the arborist. This method shall be reviewed by the project consulting arborist and either approval and / or comments provided by the project consulting arborist prior to commencing works within the tree protection area. He or she should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

2. **Soil Disturbance:** No soil disturbance shall take place before tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan.
3. **Designated Tree Removals:** The owner's arborist and contractor shall confirm on site which trees are to be removed and those to be retained. Directional felling and removal of trees will be completed with great care to avoid any damage to the trunks, limbs, and critical root zones of the retained trees.
4. **The Tree Protection Site Plan** shows the recommended location of the Tree Protection Fence (TPF). Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, will make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist may adjust clearing limits in the field so that, in his/her opinion, tree roots and soils are protected while necessary work can proceed.
5. **The Tree Protection Fence (TPF)** shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within the CRZ may be limited to hand work or alternate method of construction.

15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

The Tree Protection Fence (TPF) shall be constructed with steel posts driven into the ground with 6-ft. chain link fence attached. Upon consultation with the contractor, the arborist shall determine the placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project. See attached **Critical Root Zone Explanation**.

No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the Tree Protection Fence.

The TPF shall not be moved without authorization by the owner's arborist or City arborist. The TPF shall remain in place for the duration of the project.

Work within this area shall be reviewed with and approved by the owner's arborist. Call Urban Forestry Services, Inc. at 360-428-5810 with questions.

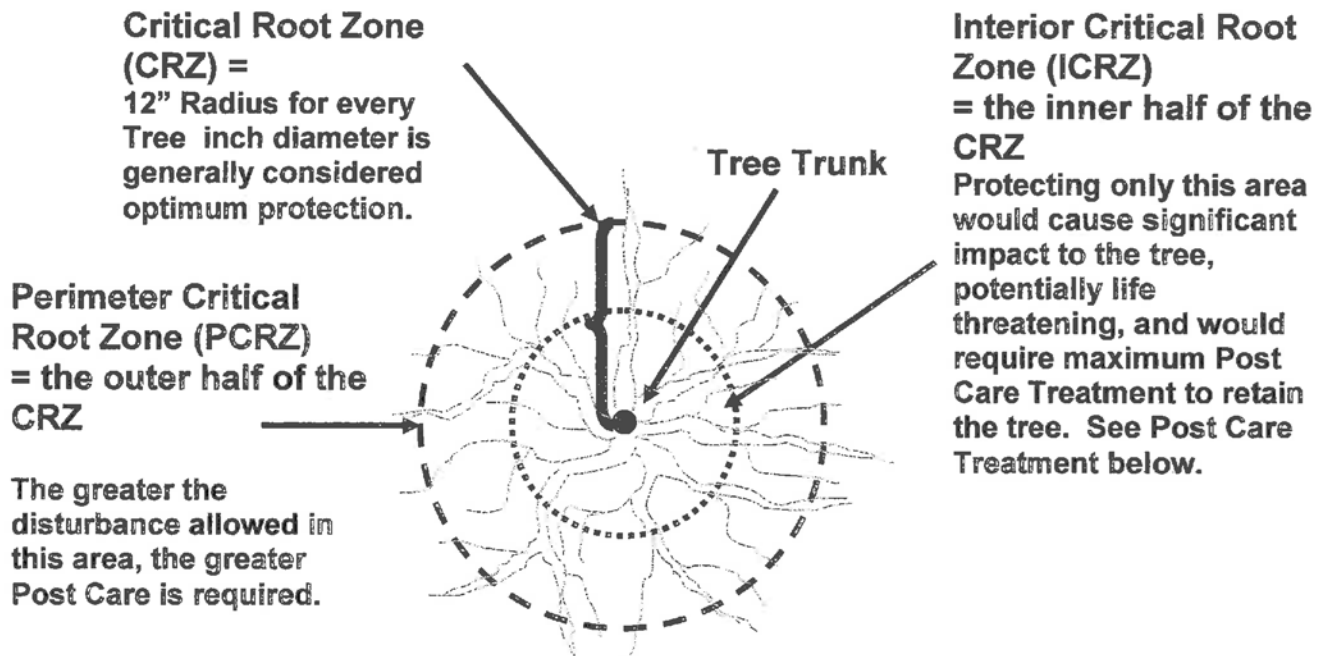
6. **Silt Fence:** If a silt fence is required to be installed within the Critical Root Zone of a retained tree, the bottom of the silt fence shall not be buried in a trench, but instead, folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.
7. **CRZ over Hardscape:** Where the Critical Root Zone (CRZ) includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After hardscape removal, the available CRZ should be backfilled with topsoil up to 6 inches deep and protected with the TPF. Incorporation of topsoil into the existing sub-grade shall be determined by the consulting arborist. Where applicable a specification for topsoil will be provided or approved by Urban Forestry Services, Inc.
8. **Tree Protection Signs** shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed within the Tree Protection Barrier. " Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included in the sign.
9. **Soil Protection within the Critical Root Zone (CRZ):** Where vehicular access, temporary work pad or storage pad is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees. A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and confirm the location of the existing grade. The netting is a valuable benchmark upon removal of the material within the CRZ.

10. **Landscape Plans, Irrigation Design and Installation Details:** Great care shall be exercised when landscaping within the Critical Root Zone (CRZ) of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the CRZ of retained trees. A proposed method for work shall be provided to and approved by the arborist.
11. **Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the Critical Root Zone of a preserved tree, and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the CRZ and should be reviewed by the arborist well in advance of construction.
12. **Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. All pruning shall be done by an International Society of Arboriculture Certified Arborist. *ANSI A300 American Standards for Pruning* shall be used. Limbs of retained trees within 10 feet or less, of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.
13. **Underground Utilities:** Utility installation within the Critical Root Zone (CRZ) of any retained tree shall be reviewed by the Project Consulting Arborist. A less root disturbing route or minimal impact installation method of utility installation may be discussed and recommended i.e. tunneling or trenchless excavation. Trenching through the Interior CRZ of a retained tree is not usually allowed. **See CRZ Explanation to differentiate between the Perimeter and Interior CRZ.** An Air spade and Vac Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation.
14. **Root Pruning:** Required work may result in the cutting of roots of retained trees. Cutting roots 2" or greater should be avoided. Potential root pruning needs should be reviewed in advance with the Project Consulting Arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw or pruning shears. Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the CRZ. Soil excavation within the CRZ shall be under the direct supervision of the owner's arborist.
15. **Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulching over the root systems within the Tree Protection Fencing of preserved trees may be required by the owner's arborist. The arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new root growth. Long periods of slow drip irrigation will be most effective. A large coil of soaker hose starting at least

18" from the trunk and covering the Interior Critical Root Zone area is recommended. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner's arborist.

16. Additional Measures: Additional tree protection recommendations may be required and may be specified in Urban Forestry Services, Inc. report(s).

17. Final Inspection: The owner's arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
Certified Tree Risk Assessor #PNW-0327

Date: 2014

Not to Scale

EXHIBIT #7

SITE PLAN:

1411 38TH STREET P-32056 AUDITOR'S FILE NUMBER 2005-04150041

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., more particularly described as follows:
Beginning at the point of intersection of the South line of 38th Street and the East line of the Northwest Quarter of the Southeast Quarter; Thence West along the South line of 38th Street, a distance of 70 feet, more or less, to the Northeast Corner of the property conveyed to Cynthia L. Dolman by instrument recorded August 20, 2004, under Auditor's File Number 200408200109, records of Skagit County, Washington; Thence S00°19'30W along the east line of the Dolman Tract, a distance of 255.3 feet, more or less, to the North line of the Broadview Addition Subdivision; Thence East along the North line of the Broadview Addition, a distance of 70 feet, more or less, to the East line of the Northwest Quarter of the Southeast Quarter; Thence N00°13'30E along said East line, a distance of 255.3 feet, (*1)more or less, to the South line of 38th Street and the true point of beginning.
(*1) calls for record monuments held over distance

1415 38TH STREET P-32055 AUDITOR'S FILE NUMBER 20150115005

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at a point on the East line of said subdivision 40.0 feet South of the Northeast corner thereof; thence West parallel to the North line of said subdivision 70.0 feet to the true point of beginning;
thence from said true point of beginning S00°19'30"W, parallel to the East line of said subdivision, 255.3 feet, more or less, to the North line of Summer Street (now vacated) as shown on the "Plat of Gray's Second Addition to the City of Anacortes," as per plat recorded in Volume 2 of Plots, page 13, records of Skagit County, Washington; thence West along the North line of said vacated Summer Street, 85.00 feet; thence N00°19'30"E parallel to the East line of said subdivision 255.3 feet; (*1) thence East 85.0 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

1417 38th STREET P-32057 AUDITOR'S FILE NUMBER 200202140117 (PARCELS A AND B THEREIN COMBINED AND RE-DESCRIBED PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200506150088)

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M. Thence west along the north line of said Northeast Quarter a distance of 155 feet to the point of beginning; thence South a distance of 330.31 feet; thence West Distance of 140 feet; thence North a distance of 330.31 feet; thence East a distance of 140 feet to the point of beginning.
Less the North 40 feet;

PARCEL C (A portion of vacated summer street enclosed by the above courses)

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at a point on the East line of said subdivision 295.3 feet South of the Northeast corner thereof; thence West parallel with the North line of said subdivision 155 feet to the Southeast corner of a tract of land conveyed to William F. Gallagher by deed recorded June 18, 1956, under Auditor's File No. 537557, records of Skagit County, Washington, and the true point of beginning; thence continue West along the South line of said Gallagher Trust, 125 feet, more or less, to the Northwest corner of that portion of Summer Street in the Plat of Gray's Second Addition to the City of Anacortes, recorded in Volume 2 of Plots, page 13, which was vacated by ordinance recorded September 17, 1954, under Auditor's File No. 506620, records of Skagit County, Washington; thence S00°10'30"W parallel with the East line of said subdivision 35.01 feet, more or less, to the South line of said vacated Summer Street; thence East along the South line of said vacated Summer Street, 125 feet, more or less, to a point due South of the true point of beginning; thence N00°10'30"E, 35.01 feet, more or less, to the true point of beginning.

EASEMENT AUDITOR'S FILE NUMBER 182249 (eastern portion of property)

To the City of Anacortes, February 10, 1925
Pipe line for telephone and power lines and the right during construction work thereon and right of ingress and egress over and across the said property for the purposes of maintaining, operating and repairing of doing any other work in connection with its said pipe line thereon.

EASEMENT AUDITOR'S FILE NUMBER 201502060053 (the south 32 feet of the following described parcel)

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 25 North, Range 1 East; thence west along the north line of said northwest quarter of the southeast quarter, a distance of 155.0 feet to the Point of Beginning; thence South a distance of 330.31 feet;thence West a distance of 140.0 feet; thence North a distance of 330.31 feet; thence East a distance of 140 feet to the Point of Beginning.

EASEMENT AUDITOR'S FILE NUMBER 200004270085 (Contains numerous errors and conflicting deed calls)

The easement above, AFN 201502060053, appears to have been created in order to correct and re-convey the easement benefiting the owner of Lot 13, now of Hookenson

Relinquishment of Easement, Auditor's File Number 201506110055
East Along a strip of unplatted land lying north of* and adjacent to Lot 13. This same strip of land lies within Summer Street. It* was vacated per Ordinance No. 1140 on September 14, 1954 by the City of Anacortes. Broadview Addition was recorded after the vacation ordinance under A.F. No. 50634 on September 16, 1954.
*noted scrivener's errors in recorded text

REQUIRED. CERTIFICATIONS, DEDICATIONS AND ACKNOWLEDGEMENTS TO BE INCLUDED ON FINAL



FILE NAME:	1504-710		
SCALE:	1" = 30'		
DATE OF PLAN:	2-1-16		
DRAWN BY:	RFP		
F.B. NO.	41		
QUARTER	SECTION	TOWNSHIP	RANGE
SE	25	35N	1E

PREPARED FOR:
38th Street Short Plat

Public Land Survey
PO Box 364, Sequim, Washington 98281
ANACORTES (509) 586-1147 email parrish@parrishland.com

EXHIBIT #8

SEPA MDNS:



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1907

FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

PROJECT NAME:

38th Street Short Plat

FILE NUMBER:

SPL-2015-0006

APPLICANT:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

LANDOWNER:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

AGENT:

John Ravnik
Ravnik & Associates
P.O. Box 361
Anacortes, WA 98221

PROJECT SURVEYOR:

Parish Land Surveying
P.O. Box 314
Lopez Island, WA 98261

PROJECT PLANNER:

Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL:

Nine (9) lot short plat of the subject property.

PERMITS REQUIRED:

The following permits /approval may be required in addition to the above: Civil Construction Plan approval; final short plat approval; building permit(s) approval; & other applicable state and federal permits/authorizations.

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Environmental Checklist, Tree Preservation Plan, & Geotechnical & Infiltration Assessment.

38th Street Short Plat
SEPA MDNS

SPL-2015-0006
Tom Allen

PROJECT LOCATION:

The subject property is located on the south side of 38th Street between “M” Avenue and “J” Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCEL:

Parcel #: P32057, P32056, & P32055

ZONING DISTRICT:

The subject property is located in the R2 Zoning District of the City of Anacortes.

COMPREHENSIVE PLAN DESIGNATION:

The subject property is located in the Residential Low Density (R2) Comprehensive Plan Designation.

CUT & FILL:

- A. Within the property: The proposed cut includes approximately 763 cubic yards to be stock piled for common lot fill around the site, but not under, structures. Additionally, approximately 150 cubic yards will be excavated for the construction of the proposed infiltration system, which could potentially be used to fill the proposed residential lots.
- B. Within the alignment of proposed roads: The proposed cut and fill are approximately 450 cubic yards and 350 cubic yards, respectively.

CRITICAL AREAS:

No known critical areas are located either on or within 300 feet proximity to the subject property.

TRANSPORTATION:

The site will be accessed by a new public road off of 38th Street which is designated as a local residential street.

TREE PRESERVATION PLAN:

The applicant submitted a Tree Preservation Plan that was prepared by Urban Forestry Services of Mount Vernon, Washington, dated February 25, 2016. According to this report there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) trees. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment provided that the conditions set out below are satisfied. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

MITIGATION MEASURES:

1. All required permits shall be secured before any construction activities begin onsite.
2. Those twenty-one (21) trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan.
3. Before any site development or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection.
4. As directed by the Public Works &/or Planning/Building Departments, the applicant/landowner shall be responsible to sweep as needed 38th Street adjacent to the subject property and assure all mud and debris associated with construction activities is removed.

The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act.

This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. There is no further comment period on this MDNS.

RESPONSIBLE OFFICIAL:

Don Measamer

POSITION/TITLE:

Director of Planning, Community & Economic Development

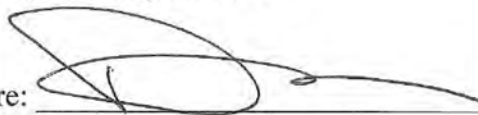
ADDRESS:

904 6th Street, P.O. Box 547
Anacortes, Washington 98221

DATE:

4/20/16

Signature:



38th Street Short Plat
SEPA MDNS

SPL-2015-0006

Tom Allen

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1901.

The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

ISSUED: April 21, 2016

SEPA APPEAL PROCEDURE:

Pursuant to the procedures adopted under AMC § 18.04.250, no administrative appeal of the SEPA threshold determination is provided. The SEPA threshold determination may be appealed to the Skagit County Superior Court under RCW § 43.21C.075 after the City's final action on the underlying action(s). *Requests to receive notices of decisions for this project proposal should be submitted to the contact person listed above.*



NOTICE OF APPLICATION WITH OPTIONAL SEPA DNS:

Notice is hereby given that an application was made for the following proposal:

Request: The applicant has applied for a short plat to create nine (9) lots from the subject properties which are 1.96 ± acres total in area. The project site is located in R2 Zoning District. The two existing residences located onsite will remain.

Applicant: Tom Allen, PO Box 817, Anacortes, WA 98221

File Number: SPL-2015-0006

Project Location: The site addresses are 1411, 1415, & 1417 38th Street, Anacortes, Washington. The project site is located on the south side of 38th Street approximately 470 feet west of "M" Avenue. The subject parcels involved are: P32055, P32056, & P32057.

Date of Application: December 24, 2015

Date of Completeness: March 16, 2016

Public Comment Period: Submit written comments to the contact listed below by **March 31, 2016, at 5:00 PM.**

Required Project Permits/Approvals: The following may be required: Preliminary and final short plat approval, construction plans, building permits, and NPDES permit.

Existing Environmental Documents: SEPA environmental checklist, Geotechnical & Infiltration Assessment, & Tree Preservation Plan

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an Mitigated Determination of Non-Significance (MDNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Open Record Public Hearing: N/A

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Anacortes Comprehensive Plan; Municipal Code (Zoning, Subdivision, etc.), Engineering Design Standards.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, Associate Planner; (360) 630-6270; kevinc@cityofanacortes.org, and Kate Nelson, Associate Planner; (360) 299-1969; kaitlynn@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Published March 16, 2016

Date Issued: March 16, 2016

"38TH STREET SHORT PLAT"

LEGEND

---	EXISTING RIGHT OF WAY LINE	---	PROPOSED SILT FENCE
---	EXISTING PROPERTY LINE	---	PROPOSED ORANGE CONSTRUCTION FENCE
○	EXISTING PROPERTY CORNER	(28.2)	PROPOSED ASPH. SURFACE ELEV.
SD	EXISTING STORM DRAIN	(212.30) MC	MIDPOINT CURVE
○	EXISTING STORM MANHOLE	(212.30) PRC	POINT OF REVERSE CURVATURE
□	EXISTING STORM CATCH BASIN	(212.30) PC	POINT OF CURVATURE
SS	EXISTING SANITARY SEWER	(212.30) QP	QUARTER POINT OF CURVE
○	EXISTING SANITARY MANHOLE	LANDSCAPE	PROPOSED LANDSCAPE AREA
W	EXISTING WATERLINE	CO	PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
⋈	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN
⊕	EXISTING FIRE HYDRANT	PERF-SD	PROPOSED PERFORATED STORM DRAIN
PCTG	EXISTING POWER, CABLE TELEPHONE, GAS LINE	■	PROPOSED STORM CATCH BASIN
OHP	EXISTING OVERHEAD POWER	SS	PROPOSED SANITARY SEWER
G	EXISTING GAS LINE	---	PROPOSED DITCH
28	EXISTING GROUND CONTOUR LINE	PCTG	PROPOSED POWER, CABLE TELEPHONE, GAS LINE
---	EXISTING EDGE OF ASPHALT	W	PROPOSED WATERLINE
X-X	EXISTING FENCELINE	+	PROPOSED WATER VALVE
⊞	EXISTING WATER METER	+	PROPOSED FIRE HYDRANT
---	EXISTING ASPHALT	⊞	PROPOSED WATER METER BOX
---	EXISTING CONCRETE	⊞	PROPOSED AIR RELEASE ASSEMBLY
---	EXISTING GRAVEL	↑BO	PROPOSED BLOW OFF/FLUSHING ASSEMBLY
---	EXISTING SWALE	---	PROPOSED CURB & GUTTER
TBR	EXISTING TO BE REMOVED	---	PROPOSED CONCRETE
		---	PROPOSED ASPHALT

PROJECT CONTACTS:

OWNER

EQUITY TRUST COMPANY
CUSTODIAN FBO: THOMAS ALLEN IRA
P.O. BOX 451
340 WESTLAKE, OH 44145

DEVELOPER

TOM & PAM ALLEN
P.O. BOX 817
ANACORTES, WA 98221
(360)293-7754

CIVIL ENGINEER

RAVNIK & ASSOCIATES, INC.
CONTACT: JOHN RAVNIK
1633 LINDAMOOD LANE
P.O. BOX 351
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216

SURVEYOR

PARISH LAND SURVEYING
CONTACT: BOB PARISH
P.O. BOX 314
LOPEZ, WA 98261
PHONE: (360)588-1467

FRONTIER

CONTACT: BRET MURDOCK, ENGINEER
TEL.: (360)707-0641
CELL: (425)417-7085
BRET.T.MURDOCK@FTR.COM

CONTACT: DEAN DUPRIS, CONSTRUCTION
TEL.: (360)757-7221
CELL: (360)770-7626

PUGET SOUND ENERGY
MUNICIPAL CONSTRUCTION
PLANNING DEPARTMENT
CONTACT: JANE MAJOR
TEL.: (360)766-5571
CELL: (360)791-2748
JANE.MAJOR@PSE.COM

PSE/INTOLIGHT

CONTACT: LANE MAHLER
TEL.: (425)462-3624
CELL: (425)429-1356
EMAIL: LANE.MAHLER@PSE.COM

CASCADE NATURAL GAS

CONTACT: JAMES HOBBS
P.O. BOX 607
MT. VERNON, WA 98273
TEL.: (360)336-3911
FAX: (360)336-2564

BLACK ROCK CABLE

CONTACT: RANDY WILSON
TEL.: (360)306-5486
CELL: (360)305-9635
RWILSON@BLACKROCKCABLE.COM

CITY OF ANACORTES

PUBLIC WORKS PROJECT MANAGER-STEVE LANGE
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)293-1900
FAX: (360)293-1938
CELL: (360)661-3468
EMAIL: stevel@cityofanacortes.org
ALTERNATE CONTACT: FRED BUCKENMEYER
PHONE: (360)293-1920

SEWER AND WATER DEPARTMENT
P.O. BOX 537
ANACORTES, WA 98221
PHONE: (360)299-1966
FAX: (360)293-1938
CONTACT: BOB CLUMPNER

PUBLIC WORKS DIRECTOR/INSPECTOR-DAVE WALDE
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)299-1951
FAX: (360)293-1938
CELL: (360)661-7838

UTILITY LOCATE

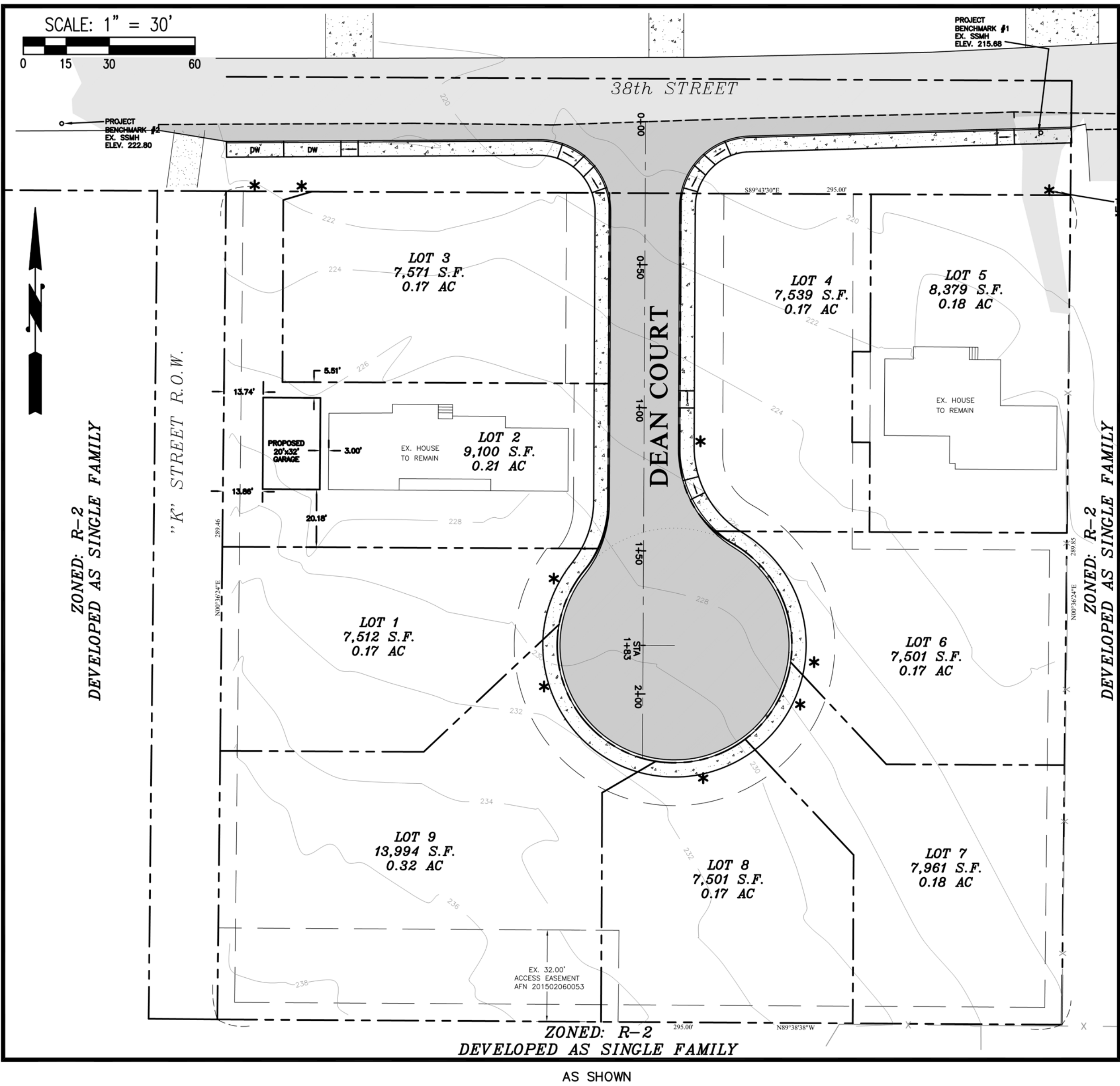
811

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN NOVEMBER, 2015, FROM A TOPOGRAPHIC SURVEY PERFORMED BY PARISH LAND SURVEYING, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

SURVEY DATUM: BASED UPON CITY OF ANACORTES DATUM.
CITY BENCHMARK MON IN CASE BRASS DISK LOCATED AT THE CENTER PF "M" AND 38TH STREET, EASTERLY OF THE SITE ELEVATION = 197.75
CONTOURS HAVE BEEN GENERATED FROM DATA COLLECTED BY FIELD SURVEY.

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216



SHEET SCHEDULE:

SHEET 1 OF 4 COVER
SHEET 2 OF 4 EXISTING CONDITIONS
SHEET 3 OF 4 OVERALL SITE & GRADING PLAN
SHEET 4 OF 4 EXISTING/DEVELOPED OFFSITE STORM DRAIN PLAN

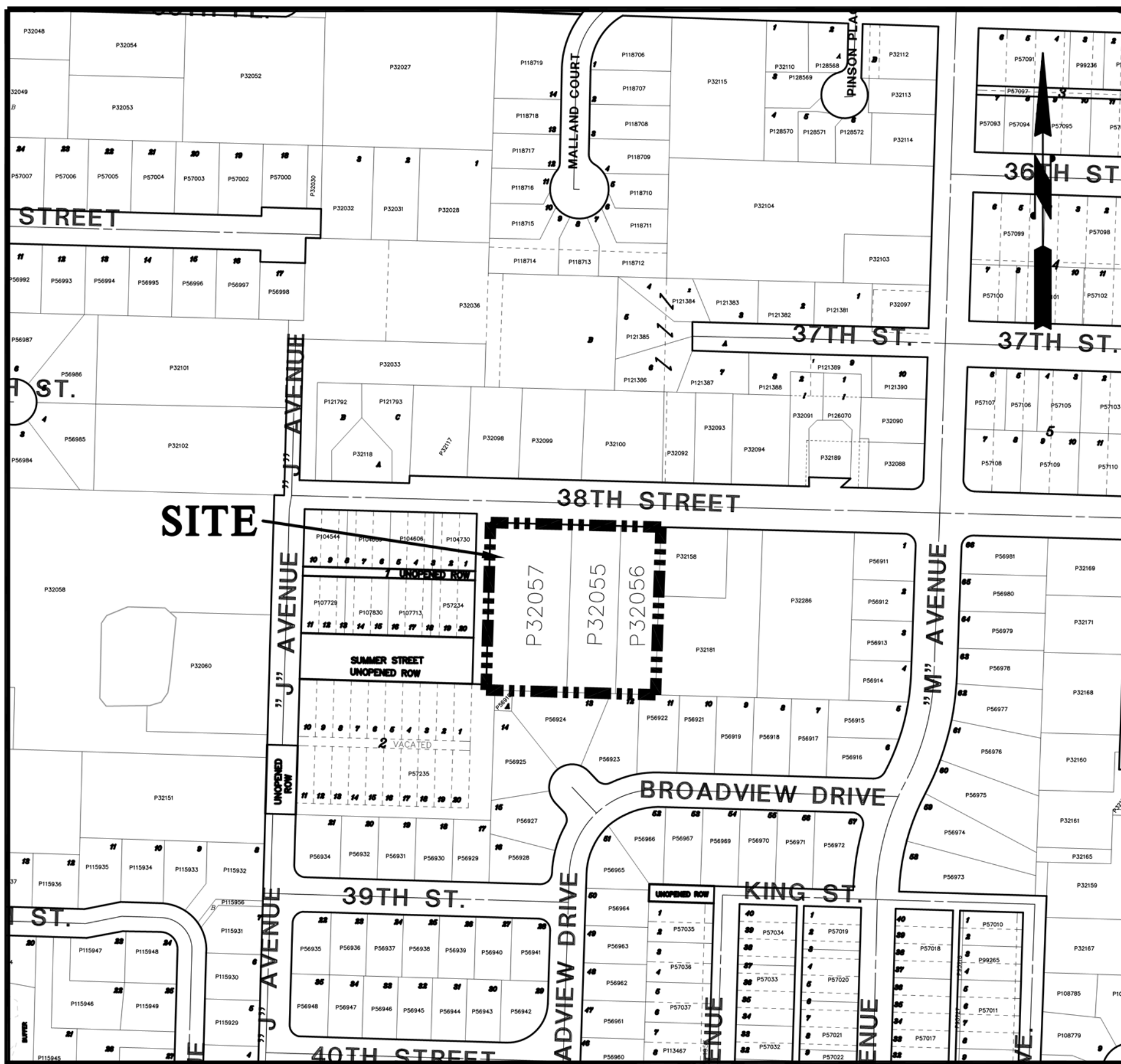
DENSITY CALCULATIONS:

TOTAL PROPERTY AREA = 85,451 S.F.
ABUTTING HALF OF 38TH STREET R.O.W. = 40'x295'=11,800 S.F.

ABUTTING HALF OF "K" STREET R.O.W. = 12.15'x289.46'=3516.93 S.F.

SUM AREAS FOR DENSITY CALCULATIONS = 100,767.9 S.F. = 2.31 AC

AT 4 DU/AC, A TOTAL OF 9 LOTS CAN BE PREPARED PER THE CURRENT R-2 ZONING CODE.



VICINITY MAP

SCALE: 1"=200'

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

PLAN STATUS:

SCALE: AS SHOWN

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 02.26.16

SHEET TITLE:

**9-LOT SHORT PLAT
FOR
TOM ALLEN (DEVELOPER)
SECTION 25, T. 35 N., R. 1 E., W.M.**

DRAWING NO.

15030.SITE.dwg

JOB NO.
15030

SHEET NO.
1 OF 4

SHEET DESCRIPTION:

COVER



NOTICE OF HEARING:

Notice is hereby given that an appeal was made of the following proposal:

Request: Notice is hereby given that an open-record public hearing will be conducted associated with the appeal of the subject short plat's approval. The applicant applied for a short plat and SEPA environmental review to create nine (9) lots. The subject property is 2.31 ± gross acres in area and lies in the Residential 2 (R2) Zoning District. The City Council will discuss and deliberate on a possible decision at the June 6, 2016, hearing.

File Number: Short Plat (SPL-2015-0006)

Applicant: Tom Allen, Allen Family Investments LLC, P.O. Box 817, Anacortes, WA 98221

Project Location: The subject property is located on the south side of 38th Street between "M" Avenue and "J" Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian. Parcels #: P32057, P32056, & P32055.

Project Name: 38th Street Short Plat

Date of Application: December 24, 2015

Date of Completeness: March 16, 2016

Date of Approval: April 21, 2016

Required Project Permits/Approvals: The following may be required: Preliminary and final plat approval, construction plans, building permits, & NPDES permit.

Existing Environmental Documents: SEPA environmental checklist, Geotechnical & Infiltration Assessment, Tree Preservation Plan, & Preliminary Drainage Report prepared by Ravnik & Associates

SEPA Review: A SEPA MDNS was issued on April 21, 2016

Open-Record Public Hearing on the Appeal: An open-record public hearing will be held on **June 06, 2016**, by the City Council to make a decision on the appeal of the subject short plat's approval. The hearing will be at 6:00 PM located in City Council chambers located at 904 6th Street, Anacortes, WA.

Public Comment Period: The comment period ended on March 31, 2016.

For Project Information: Kevin Cricchio, Associate Planner; (360) 630-6270; kevinc@cityofanacortes.org
City of Anacortes Community & Economic Development Department, P.O. Box 547, Anacortes, WA 98221

Date Issued: May 25, 2016

Publish: May 25, 2016



NOTICE OF DECISION:

Request: Nine (9) Lot Short Plat

File Number: SPL-2015-0006

Project Location: The subject property is located on the south side of 38th Street between “M” Avenue and “J” Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian.

Applicant/Contact: Tom Allen
P.O. Box 817
Anacortes, WA 98221

Date of Application: December 24, 2015

Complete Application: March 16, 2016

Comment Period Ended: March 31, 2016

Decision Date: April 21, 2016

Decision: Approval with conditions

SEPA Review: SEPA MDNS Issued

Public Hearing: A public hearing was not required for this project.

Appeals: Any party aggrieved by the decision of the administrator may appeal to the city council by filing a notice of appeal with the city clerk within fifteen days of the tentative approval, or disapproval, by the administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal. (AMC § 16.08.040).

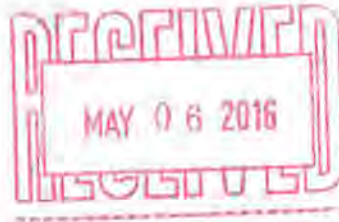
Inquiries regarding the application, decision and appeal process as well as requests to view documents pertinent to the proposal may be made at the Planning, Community & Economic Development Department at 904 6th Street, Anacortes, WA 98221 (Tel: 360-299-1969) during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

For Project Information: Kevin Cricchio, Associate Planner; (360) 630-6270; Email: kevinc@cityofanacortes.org.

Appeals End: 5:00 PM on May 6, 2016

May 5, 2016

Anacortes City Council
904 6th St.
Anacortes, WA 98221



REC'D 10:50
5-6-16
[Signature]

Dear City Council Members,

I hereby submit an appeal to the city council regarding the Planning Department decision on application file # SPL-2015-006. I am aggrieved by this decision for the following reasons and would like to present this to you at a council hearing.

1. The submitted plan for storm water contains several inaccuracies, including the projected volume, errors on reference maps and incorrect use of terms. There are not enough specifications of the proposed mitigation. It is listed as a bioswale/raingarden. These are two very different solutions and there needs to be clarity of what is being constructed, who will maintain it, and if it even has the capacity to meet current required Department of Ecology standards for storm filtration for clean water. This is an area of class C/D soils as described in the submitted documents, and is not suitable for a small-scale (2' as proposed) bioswale. Please see attached Department of Ecology guidelines.
2. There are mistakes with the setup back dimensions, thus making the placing of nine lots in this acreage too dense. For example, there needs to be a 15' sidewalk easement in the cul-de-sac, but the site map shows only 12' from the existing house on lot 2, not even from the lot line.
3. Anacortes Municipal Code says that access to residential homes must be on developed streets. Short-plats may only allow for six accesses. The other three lots were to be accessed from 38th St. However, the planning department has provided conflicting information about this. They illegally gave the developer approval to build a garage and driveway from undeveloped K Avenue, while responding to parties of record that NO access will be allowed from K Avenue. In fact, on the original site map posted and mailed to residents, it does not clearly indicate street access to the lots.
4. The tree preservation plan is inadequate. The fact that the developer plans to remove significant mature evergreens from the lot line (lots 1 and 9) along K Avenue, further indicates plans to access the property from that side. There are additional tree canopy requirements related to using a bioswale to treat storm water.
5. This short-plat will intrude on an established neighborhood in a negative way and is not consistent with the 2012 Comprehensive Plan. It violates Goal #3, "Promote compatible land uses and improve visual appearance in each and every zoning district". This neighborhood is

zoned R2, with single family homes well landscaped, and all fronting on 38th St. Putting two lots one in front of the other facing 38th St. completely degrades the visual appearance of this neighborhood. Sidewalks without planting strips also provide no relief from the huge increase in hard surface and residences and do not meet landscape requirements.

6. The Planning Department should have incorporated existing land uses of 38th St. when they made their decision. It is now a significant pedestrian artery, since there is direct access to the Ace of Hearts Park. There is considerable foot traffic on this road. With seven additional houses plus the existing two residences, parking is going to overflow on to 38th St., which is not currently developed for parking. The traffic will be so much increased that sidewalks need to be finished out to M St. Otherwise, the city is created a dangerous situation.

Thank you for listening to my concerns. I understand that we must follow consistent code rules so developers can operate successfully and not be penalized. However, the city council must also respect the rights of current residents in regards to their properties and neighborhoods. We want to be a livable city. It is not the quantity of residences, but the quality of planning that is important.



Sara Holahan
1511 38th St.
Anacortes, WA 98221

Washington State Department of Ecology

Best Management Practices

BMP T5.14A: Rain Gardens

Purpose and

Definition

Land development projects may not be of sufficient size such that it is practical to construct engineered stormwater facilities for flow reduction and pollutant removal. However, the cumulative impact of smaller development projects on the natural hydrology and water quality of local waters can be significant. To reduce that cumulative impact, small projects (see Section 2.4 in Volume I) must implement on-site stormwater management BMP's (See Minimum Requirement #5 in Section 2.5 of Volume I). Rain gardens are an on-site stormwater management BMP that can provide effective removal of many stormwater pollutants, and provide reductions in stormwater runoff quantity and surface runoff flow rates.

Rain gardens are non-engineered, shallow, landscaped depressions with compost-amended soils and adapted plants. The depression ponds and temporarily stores stormwater runoff from adjacent areas. A portion of the influent stormwater passes through the amended soil profile and into the native soil beneath. Stormwater that exceeds the storage capacity is designed to overflow to an adjacent drainage system.

Applications and

Limitations

Rain gardens are an on-site stormwater management BMP option for projects that have to comply with Minimum Requirements #1 - #5, but not Minimum Requirements #6 - #9. For projects electing to use List #1 of Minimum Requirement #5, rain gardens are to be used to the extent feasible for runoff from roofs and other hard surfaces unless a higher priority BMP is feasible.

Infeasibility criteria for rain gardens are the same as for bioretention.

Please see Bioretention infeasibility criteria in BMP T7.30 of this Volume.

Although not required, Ecology recommends installation by a landscaping company with experience in rain garden construction.

Rain gardens constructed with imported compost materials should not be used within one-quarter mile of phosphorus-sensitive waterbodies.

Preliminary monitoring indicates that new rain gardens can add phosphorus to stormwater. Therefore, they should also not be used with an underdrain when the underdrain water would be routed to a phosphorus-sensitive receiving water.

Design

Guidelines

Refer to the Rain Garden Handbook for Western Washington (2013) for rain garden specifications and construction guidance.

For amending the native soil within the rain garden, Ecology recommends use of compost that meets the compost specification for bioretention (see BMP T7.30). Compost that includes biosolids or manures shall not be used.

For design on projects subject to Minimum Requirement #5, and choosing

to use List #1 of that requirement, rain gardens shall have a horizontally projected surface area below the overflow which is at least 5% of the total impervious surface area draining to it. If lawn/landscape area will also be draining to the rain garden, Ecology recommends that the rain garden's horizontally projected surface area below the overflow be increased by 2% of the lawn/landscape area.

Underdrains Ecology does not recommend the use of underdrains for rain gardens.

Design and construction of an underdrain system likely requires professional expertise. Where a municipality intends to require or allow underdrained rain gardens in areas with initial infiltration rates between 0.3 and 0.6 inches per hour, the invert of the underdrain shall be 6 inches above the bottom of the aggregate bedding for the underdrain. A larger distance between the underdrain and the bottom of the aggregate bedding is desirable, but cannot be used to trigger infeasibility due to inadequate vertical separation to the seasonal high water table, bedrock, or other impermeable layer.

Ecology recommends that the municipality establish standard design specifications and drawings.

Maintenance Please refer to the Rain Garden Handbook for Western Washington (2013) for tips on mulching, watering, weeding, pruning, and soil management. The "Western Washington Low Impact Development (LID) Operation and Maintenance (O&M) Guidance Document" may be consulted for more detailed guidance.

Bioretention:

BMP T5.14B: Bioretention

Purpose and

Definition

Bioretention areas are shallow landscaped depressions, with a designed soil mix and plants adapted to the local climate and soil moisture conditions, that receive stormwater from a contributing area.

Bioretention provides effective removal of many stormwater pollutants by passing stormwater through a soil profile that meets specified characteristics. Bioretention can also reduce stormwater runoff quantity and surface runoff flow rates significantly where the exfiltrate from the design soil is allowed to infiltrate into the surrounding native soils.

Bioretention can be used as a primary or supplemental detention/retention system. Where the native soils have low infiltration rates, underdrain systems can be installed and the facility used to filter pollutants and detain flows. However, designs utilizing underdrains provide less flow control benefits.

Applications and

Limitations

Bioretention facilities are an On-site BMP option for projects that only have to comply with Minimum Requirements #1 - #5. For projects electing to use Mandatory List #2 of Minimum Requirement #5, bioretention facilities are to be used to the extent feasible for runoff from roofs and other hard surfaces unless a higher priority BMP is feasible.

Use of bioretention can be restricted by site limitations. Please see Bioretention infeasibility criteria in BMP T7.30 of this Volume.

Design

Guidelines

Refer to BMP T7.30 in Chapter 7 of this Volume for detailed design guidelines.

For design on projects subject to Minimum Requirement #5, and choosing to use List #1 or List #2 of that requirement, a bioretention facility shall have a horizontally projected surface area below the overflow which is at least 5% of the total impervious surface area draining to it. If lawn/landscape area will also be draining to the bioretention facility, Ecology recommends that the bioretention facility's horizontally projected surface area below the overflow be increased by 2% of the lawn/landscape area.

Maintenance Refer to BMP T7.30 and Section 4.6 of this Volume for maintenance guidelines.

BMP T7.30: Bioretention Cells, Swales, and Planter Boxes

Purpose To provide effective removal of many stormwater pollutants, and provide reductions in stormwater runoff quantity and surface runoff flow rates.

Where the surrounding native soils have adequate infiltration rates, bioretention can help comply with flow control and treatment requirements. Where the native soils have low infiltration rates, underdrain systems can be installed and the facility used to filter pollutants and detain flows that exceed infiltration capacity of the surrounding soil. However, designs utilizing underdrains provide less flow control benefits.

Description Bioretention areas are shallow landscaped depressions, with a designed soil mix and plants adapted to the local climate and soil moisture

conditions, that receive stormwater from a contributing area.

The term, bioretention, is used to describe various designs using soil and plant complexes to manage stormwater. The following terminology is used in this manual:

- **Bioretention cells:** Shallow depressions with a designed planting soil mix and a variety of plant material, including trees, shrubs, grasses, and/or other herbaceous plants. Bioretention cells may or may not have an underdrain and are not designed as a conveyance system. (See Figure 7.4.1)
- **Bioretention swales:** Incorporate the same design features as bioretention cells; however, bioretention swales are designed as part of a system that can convey stormwater when maximum ponding depth is exceeded. Bioretention swales have relatively gentle side slopes and ponding depths that are typically 6 to 12 inches. (See Figure 7.4.1)
- **Bioretention planters and planter boxes:** Designed soil mix and a variety of plant material including trees, shrubs, grasses, and/or other herbaceous plants within a vertical walled container usually constructed from formed concrete, but could include other materials. Planter boxes are completely impervious and include a bottom (must include an underdrain). Planters have an open bottom and allow infiltration to the subgrade. These designs are often used in ultra-urban settings. (See Figure 7.4.2)

Volume V – Runoff Treatment BMPs – December 2014

7-7

Figure 7.4.2 Example of a Bioretention Planter

Volume

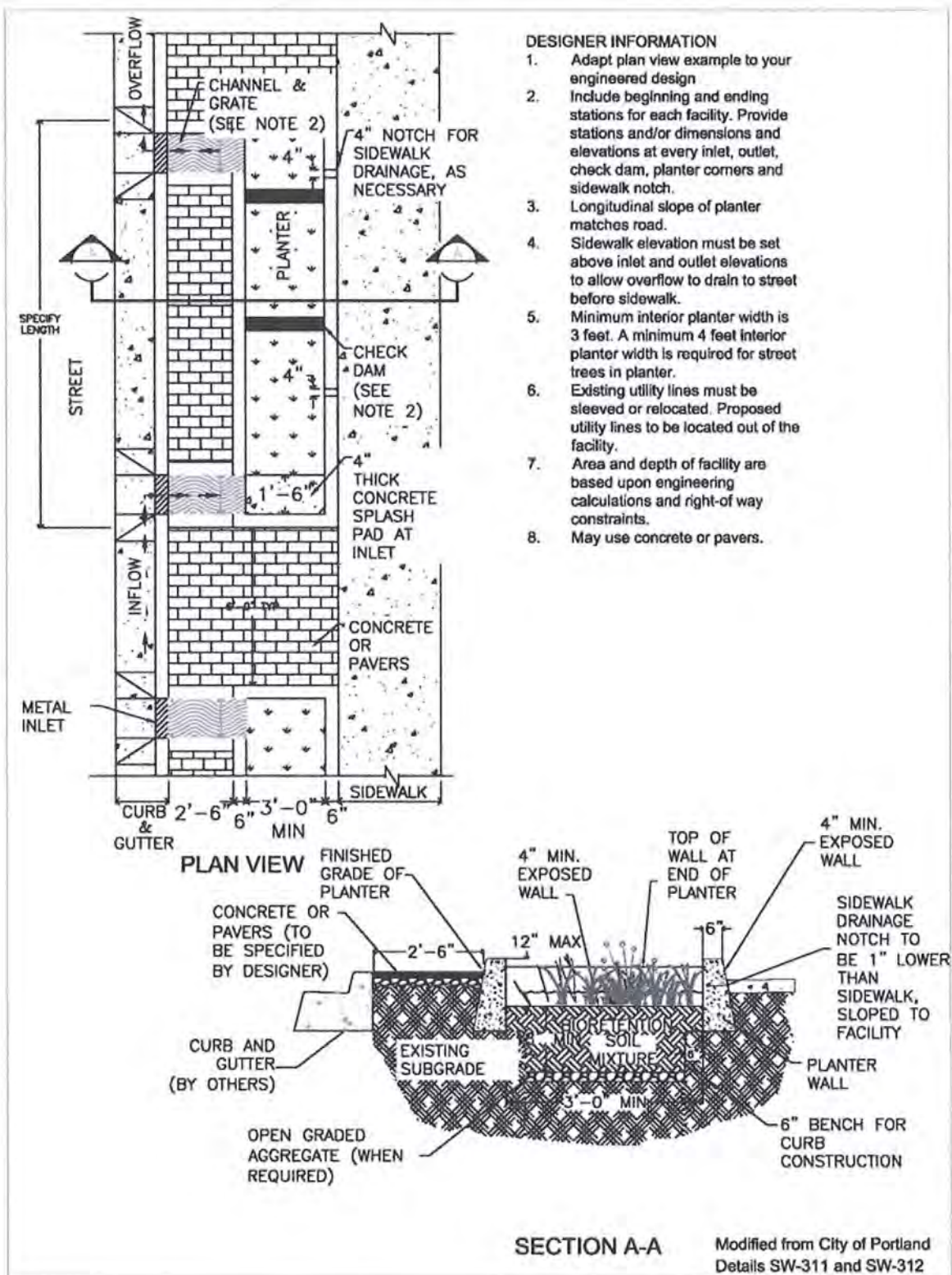
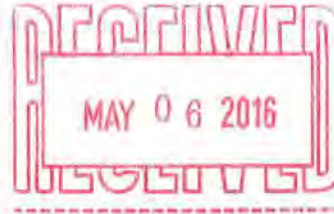


Figure 7.4.2 Example of a Bioretention Planter

May 6, 2016

Sean Kelly
1004 Commercial PMB 1108
Anacortes, Washington 98221

Anacortes City Council
904 - 6th Street
Anacortes, Washington 98221



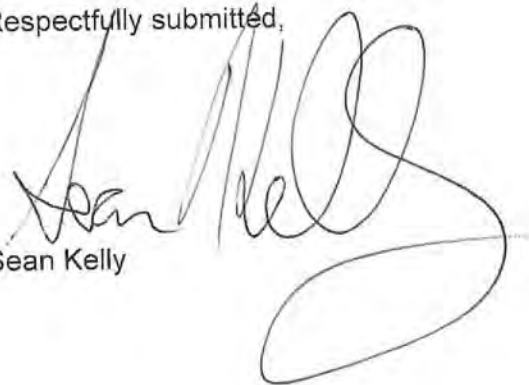
05-06-16 149 59PAIN

Stano

Anacortes City Council Members:

Having reached a satisfactory agreement with Tom Allen regarding my items of concern with K Avenue, I hereby withdraw my appeal dated May 2, 2016 regarding the 38th Street Short Plat Findings of Fact, Conclusions of Law & Decision dated April 21, 2016 regarding the Tom Allen Short Plat Application SPL-2015-000.

Respectfully submitted,


Sean Kelly

KK

Whereas: Sean Kelly wishes Tom Allen to construct improvements to K Avenue that support his 38th Street short plat in a specified manner other than was originally contemplated by Tom Allen.

Whereas: Tom Allen wishes Sean Kelly to withdraw his appeal regarding the 38th Street short plat.

Therefore:

Tom Allen shall modify his current plans to construct a gravel drive in K Avenue adjacent to his proposed 38th Street Short Plat as follows:

- Provide a paved drive 12 feet in width to the south extent of lot #2. This drive will be constructed to city standards such that it can be extended at a later date.
- Centerline of the 12 feet drive shall be centered in the existing K Avenue R.O.W., unless agreed otherwise by the parties to this agreement.

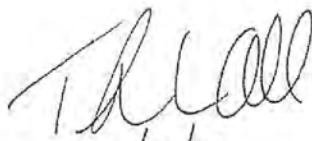
Tom Allen shall also restrict the deeds of certain lots in the 38th Street Short Plat as follows and also indicate these restrictions on the short plat:

- Vehicular access to lots 1 and 9 from K Avenue shall be prohibited as well as any additional lot or lots created that abut K Avenue. The lot currently known as Lot 2 (1417 - 38th Street) is the only lot of the short plat that shall have vehicular access from K Avenue.
- If vehicular access to the lots mentioned in the previous paragraph is desired by the owners of those lots, they shall be required to extend the paved drive to the south extent of their property.

Sean Kelly shall withdraw his appeal to the Anacortes City Council regarding the 38th Street short plat prior to 5pm on Friday, May 6th 2016.

Agreed to this Friday May 6th, 2016 by:

Sean Kelly



5/6/16

Tom Allen

May 2, 2016

Sean Kelly
1004 Commercial PMB 1108
Anacortes, Washington 98221

Anacortes City Council
904 - 6th Street
Anacortes, Washington 98221

Anacortes City Council Members:

Please find below my appeal regarding the 38th Street Short Plat Findings of Fact, Conclusions of Law & Decision dated April 21, 2016 regarding the Tom Allen Short Plat Application SPL-2015-000.

Regarding the 38th Street Short Plat Findings of Fact, Conclusions of Law & Decision (hereafter referred to as "the document"):

I reside at 1501 - 38th Street in Anacortes, immediately west of the proposed short plat.

Concern was raised during the public comment period and noted in section V of the document regarding public comments received that K Avenue is substandard. Staff analysis indicates that "Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvement requirements outlined in the AMC 16.32". In Section IX of the document regarding conditions of approval, item 14P, this requirement is stated as a condition of plat approval.

My concern is with lot #2 (1417 - 38th Street) of the proposed short plat where there is a residence that is to be retained. A permit has been issued (BLDG 2016-1210) for construction of a detached garage on that lot with access from K Avenue. The requirements of this permit as explained to me by City of Anacortes staff are that K Avenue only needs to be gravelled as a condition of this access. This permit was apparently issued some time prior to preliminary plat approval.

A reading of AMC 16.32 reveals that it deals with minimum road standards and minimum pavement width. There is no mention of gravel roads in AMC 16.32. In addition to not being up to code, a gravel street will create additional dust in the neighborhood and create a rock hazard while mowing as the gravel will infiltrate the adjacent lawn areas.

The narrative provided in the initial plat application indicates that lot #2 is to be accessed from 38th Street (Not K Avenue). When I asked Mr. Kevin Cricchio if Lot #2 would be accessed from 38th Street his reply was "Project will construct a driveway since the driveway cut is shown on the face of the drawings".

Lot #2 gets its improved street frontage on 38th Street via a "flag" as shown on the plat drawing. It can be seen on the drawing that the lot layout is very cramped and while the flag may get the residence the front yard setback technically required by AMC 17.36.060 as asserted by City of Anacortes staff, it leaves only 7.6' to the structure from substantially all the relevant south lot line of the lot immediately to the north, which is only 63.59' wide itself as shown on the plat drawing. In any event, it is a 38th street address, qualifies it's front yard setback using 38th street, has a driveway planned and platted from 38th Street. It should get its access from 38th street.



11-03-10 13:24 RCVD

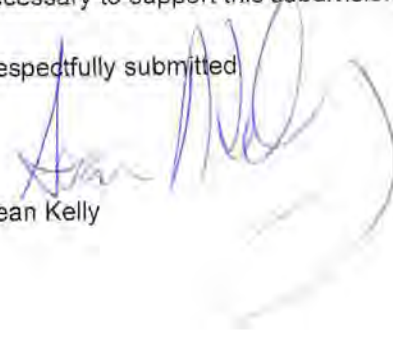
Neighbors and other parties of record were assured by the document that their concerns regarding traffic on unimproved K Avenue were heard and addressed. The plat approval process should not permit "end runs" around plat requirements and prior permits should be re-evaluated against the current plat requirements. The fact of the matter is, there is a drawing of the proposed plat attached to the permit for the detached garage so it's pretty evident that permit was contemplated as a part of the larger goal of the subdivision.

I'm concerned that K Avenue is going to be used as an integral part of the short plat without proper improvements. The proposed use of K Avenue by lot #2 is just the start down the "slippery slope". Again the document provides us with the assurance that any access onto K Avenue will require street improvements to K Avenue per AMC 16.32. I would urge the City Council of Anacortes to amplify the requirements of the document so that there is no ambiguity as to what is required for access from K Avenue before approving the short plat.

Also, in the drawing attached to the document, the drawing of the short plat attached to the document indicates that Deskin Court is 157.98 feet long. This is in excess of the maximum length of 150' specified by the short cul-de-sac standard in AMC 16.32.020. It is my understanding that this is to be corrected in a revision to the short plat, however I think it best to get this problem into the record before the date to appeal passes.

In closing, I don't believe K Avenue should be used by this proposed subdivision unless the improvements are constructed to the standards set forth in AMC 16.32 as required by the document. The condition of approval in the document states that this requirement applies to ALL lots. If improvement of K Avenue is necessary to support this subdivision, then it should be done to the standards of AMC 16.32.

Respectfully submitted



Sean Kelly



LAND USE

DATE: April 21, 2016

TO: Parties of Record

FROM: Department of Planning, Community, & Economic Development

SUBJECT: SPL-2015-0006, 38th Street Short Plat;
Planning Director's Decision

To Whom It May Concern:

Please find the attached Planning Director's Decision on the subject short plat. You are receiving this document because you are identified as a party of record to the application.

If you have any questions, please contact Kevin Cricchio, Associate Planner, at (360) 630-6270 or by email at kevinc@cityofanacortes.org. Thank you.



NOTICE OF DECISION:

Request: Nine (9) Lot Short Plat

File Number: SPL-2015-0006

Project Location: The subject property is located on the south side of 38th Street between "M" Avenue and "J" Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian.

Applicant/Contact: Tom Allen
P.O. Box 817
Anacortes, WA 98221

Date of Application: December 24, 2015

Complete Application: March 16, 2016

Comment Period Ended: March 31, 2016

Decision Date: April 21, 2016

Decision: Approval with conditions

SEPA Review: SEPA MDNS Issued

Public Hearing: A public hearing was not required for this project.

Appeals: Any party aggrieved by the decision of the administrator may appeal to the city council by filing a notice of appeal with the city clerk within fifteen days of the tentative approval, or disapproval, by the administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal. (AMC § 16.08.040).

Inquiries regarding the application, decision and appeal process as well as requests to view documents pertinent to the proposal may be made at the Planning, Community & Economic Development Department at 904 6th Street, Anacortes, WA 98221 (Tel: 360-299-1969) during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

For Project Information: Kevin Cricchio, Associate Planner; (360) 630-6270; Email: kevinc@cityofanacortes.org.

Appeals End: 5:00 PM on May 6, 2016



**38th STREET SHORT PLAT
FINDINGS OF FACT, CONCLUSIONS OF LAW,
& DECISION:**

DATE: April 21, 2016

PROJECT NAME: 38TH Street Short Plat

FILE NUMBER: SPL-2015-0006

**APPLICANT &
LANDOWNER:** Tom Allen
P.O. Box 817
Anacortes, WA 98221

PROJECT SURVEYOR: Parish Surveying
PO Box 314
Lopez Island, WA 98261

PROJECT ENGINEER: John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

PROJECT PLANNER: Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: 9 Lot Short Plat

PROJECT LOCATION: The subject property is located on the south side of 38th Street
between "M" Avenue and "J" Avenue within a portion of Section
25; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCELS: P32057, P32056, & P32055

SITE ADDRESSING:

Lot Addresses:	
Lot 1:	3814 Deskin Court
Lot 2:	3808 Deskin Court <u>or</u> 1417 38 th Street
Lot 3:	3804 Deskin Court <u>or</u> 1413 38 th Street
Lot 4:	3803 Deskin Court <u>or</u> 1409 38 th Street
Lot 5:	1411 38 th Street
Lot 6:	3813 Deskin Court
Lot 7:	3817 Deskin Court
Lot 8:	3819 Deskin Court
Lot 9:	3818 Deskin Court

INSUFFICIENT SETBACK FOR DESKIN CT

CURRENT ZONING: Residential (R2) Zoning District**COMP PLAN****DESIGNATION:** Residential Low Density**SURROUNDING ZONING & LAND USES:**

Direction:	Zoning:	Land Uses:
North:	Residential (R2) Zoning District	Single-Family Residential
South:	Residential (R2) Zoning District	Single-Family Residential
East:	Residential (R2) Zoning District	Single-Family Residential
West:	Residential (R2) Zoning District	Single-Family Residential

LOT SQUARE FOOTAGE & ACREAGE:

Net Square Footage	85,451 square feet	Net Acreage	1.96 Acres
Gross Square Footage	100,767.93 square feet which includes 15,316.93 SQ' of ½ the abutting ROW + NSF above.	Gross Acreage	2.31 Acres

MAXIMUM DENSITY:

1. The maximum permitted density in the R2 Zoning District is four (4) dwelling units per gross acre pursuant to AMC 17.36.070.
2. 2.31 Gross Acres multiplied (X) by 4 dwelling units per gross acre equals (=) 9.24 dwelling units permitted by code. The applicant proposes a project density of 3.9 dwelling units per gross acre (9 DU/ 2.31 Gross Acre).
3. The applicant has applied for nine (9) dwelling units /lots as part of the subject short plat application.

4. The applicant has complied with the maximum permitted density for the R2 Zoning District.

MINIMUM LOT SIZE:

1. The minimum lot size for lots created in the R2 Zoning District is 7,500 square feet per lot pursuant to AMC 17.36.050.
2. Each of the nine (9) lots that the applicant proposes as part of the subject short plat will comply with the zone's minimum lot size requirement.

UTILITIES:

- **Potable Water:** City of Anacortes
- **Sanitary Sewer:** City of Anacortes
- **Storm-water:** Bio-infiltration Swale /Raingarden
- **Garbage:** City of Anacortes

FIRE PROTECTION:

- City of Anacortes

POLICE PROTECTION:

- City of Anacortes

FINDINGS OF FACT:

I. NATURE OF APPLICATION:

A. Site Location/Description:

1. The subject property consists of three (3) Skagit County Assessor parcel numbers as listed above. Three (3) single-family residences used to reside on the project site. One (1) residence was recently demolished leaving two (2) that remain. The applicant wishes to retain these two (2) residences as part of the proposed nine (9) lot short plat.
2. The site is relatively flat and moderately treed. Those trees designated for retention are shown on the Tree Preservation Plan (See Exhibit 6).

B. Cut & Fill:

1. Within the property: The proposed cut includes approximately 763 cubic yards to be stock piled for common lot fill around the site, but not under, structures. Additionally, approximately 150 cubic yards will be excavated for the construction of the proposed infiltration system, which could potentially be used to fill the proposed residential lots.
2. Within the alignment of proposed roads: The proposed cut and fill are approximately 450 cubic yards and 350 cubic yards, respectively.

C. Request:

1. The applicant has applied for a short plat to create nine (9) lots from the subject property that is 2.31 gross acres in area.
2. Each of the nine proposed lots meet or exceed the 7,500 minimum lot size for the R2 Zone.
3. According to AMC 17.36.020, single-family dwellings are permitted outright in the R2 Zoning District.

D. Project Chronology/Background:

1. On August 25, 2015, a pre-application conference /DRG meeting was held by staff with the applicant concerning the subject short plat.
2. On December 24, 2015, the applicant/landowner submitted the subject short plat application to the City of Anacortes' Planning Department for review.
3. The subject application was deemed incomplete on January 20, 2016. Additional revisions were requested in the letter of incomplete.
4. On March 3, 2016, revisions were submitted by the applicant to the city for review.
5. Following a review of the revisions submitted, the subject short plat was deemed complete on March 16, 2016.
6. The 15-day public comment period for the subject short plat ended at 5:00 PM on March 31, 2016.

E. Notice of Application:

1. A Notice of Application with Optional SEPA DNS was published in the Anacortes American Newspaper on March 16, 2016.
2. This notice was also posted on the subject property in two (2) different locations on March 11, 2016.
3. Notice was also posted at the library, city hall, the local USPS office, and on the city's website on March 11, 2016.
4. Neighboring landowners of property within 300-feet of the subject property were mailed the Notice of Application on March 11, 2016.
5. Departments and agencies of jurisdiction were also solicited for comment on March 12, 2016.
6. The 15-day public comment period ended at 5:00 PM on March 31, 2016.

F. Critical Areas:

1. No known critical areas are located either on or within 300 feet proximity to the subject property.

G. Tree Preservation:

1. According to AMC 16.50.050, a tree preservation plan is required as part of a short plat application. Accordingly, the applicant had Urban Forestry Services of Mount Vernon, Washington, prepare a tree preservation plan dated February 25, 2016.
2. According to this report (See Exhibit 6), there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) significant trees.
3. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

H. SEPA Environmental Review:

1. The creation of five (5) lots or more via a short plat requires SEPA environmental review pursuant to AMC § 16.080.010.
2. Notice of Application with Optional SEPA DNS was run concurrent with the Notice of Application as discussed above.
3. On March 14, 2016, the Notice of Application with Optional SEPA DNS, application material, and site plan(s) associated with a proposed 9 lot short plat was emailed to the SEPA register for posting.
4. On April 21, 2016, a SEPA MDNS was issued.
5. The SEPA MDNS was emailed to the SEPA Register on April 21, 2016, for posting onto the SEPA Register.

I. Transportation:

1. The site will be accessed by a new public road off of 38th Street which is designated as a local residential street.

II. CONSISTENCY WITH AMC TITLE 16, SUBDIVISIONS:

A. AMC Chapter 16.08, Short Subdivisions and Short Plats:

The administrative official (Director of Planning, Community and Economic Development) or his or her designee is granted the authority to approve or disapprove proposed short plat /subdivisions in accordance with Anacortes Municipal Code (AMC) Title 16.

STAFF ANALYSIS:

The applicant has submitted all necessary application materials as outlined in this section and proper notice was given pursuant to AMC § 16.08.031.

AMC § 16.08.032 requires that short subdivisions comply with development standards for standard subdivisions (Chapter 16.20, Design and Improvement Standards). Consistency with these standards is discussed below.

B. AMC Chapter 16.20, Design and Improvement Standards:

AMC § 16.20.010 requires that the design and development of subdivisions preserve the natural terrain, vegetation, drainage patterns and existing topsoil to the greatest extent possible.

STAFF ANALYSIS:

As discussed earlier, the site's topography is relatively flat. The steepest slope on the property is 8-10%. However, the majority of the site slopes gradually downhill at 5-6% to the northeast. Elevations range from 238 to 219 feet above sea level.

Twenty-one (21) out of fifty-eight (58) significant trees that are located onsite are proposed for retention. The two residences that exist today are slated for retention on Lot 2 and Lot 5 of the subject short plat.

Any stormwater generated onsite will be conveyed to a ninety-five (95) foot by two (2) foot wide bio-infiltration swale/raingarden that runs east to west along 38th Street north of lots 4 and 5.

AMC § 16.20.020 contains standards for development of land found to be unsuitable for subdivision due to potential hazards.

STAFF ANALYSIS:

The site's topography is relatively flat. According to the applicant's Geotechnical & Infiltration Assessment prepared by MTC, the steepest slope on the property is 8-10%. However, the majority of the site slopes gradually downhill at 5-6% to the northeast. No geotechnical hazards exist either on the subject property or within close proximity to it.

AMC § 16.20.030 contains standards for design of engineering plans for public improvements and other subdivision elements.

STAFF ANALYSIS:

Public improvements as conditioned below will be in place prior to final short plat approval.

AMC § 16.20.040 and .050 contain standards for lot and block configuration.

STAFF ANALYSIS:

According to AMC 16.20.040(C), each lot is required to abut either a public or private road with lot frontage that is not less than thirty (30) feet. Accordingly, both the new cul-de-sac right-of-way constructed as part of the subject short plat and existing 38th Street will provide the minimum required lot frontage to either a public/private road. All other standards listed in AMC 16.20.040 and 16.20.050 will be met.

AMC § 16.20.060 contains standards for street design and construction.

STAFF ANALYSIS:

As required by the Public Works Department and conditioned below, street and road improvements will be in place prior to final short plat approval.

AMC § 16.20.070 contains standards for grading and drainage.

STAFF ANALYSIS:

The applicant submitted a geotechnical and infiltration assessment prepared by Materials Testing and Consulting, Inc. (MTC), and drainage plan as part of their short plat submittal.

Additionally, the applicant will be required to provide plans addressing stormwater, grading, and drainage, as required by the Public Works and Building Departments, prior to site construction activities or building permit application approval.

AMC § 16.20.080 and .090 contain standards for utilities and easements.

STAFF ANALYSIS:

On the plans submitted, a fifteen (15) foot wide sidewalk and utility easement is shown around the perimeter of the new cul-de-sac/right-of-way. Additionally, a five (5) foot wide sidewalk is proposed within the city's right-of-way fronting the subject property adjacent to 38th Street

AMC § 16.20.110 contains standards for landscaping.

STAFF ANALYSIS:

A landscape plan was submitted with the subject short plat application. The landscape plan shows a fifteen (15) foot wide planting strip with trees planted at an average of thirty (30) feet apart as is required pursuant to AMC 17.41.020(D)(2) and 17.41.020(D) respectively.

Additionally, AMC 16.20.110(A) requires that each new subdivision set aside twenty (20) percent of the gross site area for landscaping. As conditioned below, the applicant/landowner will be required to submit a revised landscape plan at time of building permit submittal following final short plat approval which shows how conformance with this requirement has been met for each of the 9 lots that comprise the subject short plat.

AMC 16.20.110(B) also requires that the applicant submit a tree preservation plan. As was discussed above, the applicant has met this requirement. According to the tree preservation plan, the minimum number of tree unit credits required for the site has also been exceeded by those trees shown in the plan proposed for retention.

C. AMC Chapter 16.32, Road Standards:

AMC Chapter 16.32 regulates the minimum standards for roads within the City of Anacortes.

AMC 16.32.020 establishes the minimum sidewalk widths based on the underlying zoning district.

STAFF ANALYSIS:

According to AMC 16.32.020, the minimum width for a sidewalk in the R2 Zoning District is five (5) feet. According to the applicants short plat map a five (5) foot wide sidewalk is proposed within a fifteen (15) foot wide sidewalk and utility easement around perimeter of new cul-de-sac/road right-of-way. Additionally, a five (5) foot wide sidewalk is proposed within the city's right-of-way fronting the subject property adjacent to 38th Street. Conformance with AMC 16.32.020 has been met.

AMC 16.32.020 also establishes the Short Cul-de-sac Standards for the City of Anacortes.

STAFF ANALYSIS:

According to AMC 16.32.020, a public road not more than one hundred fifty feet (150) in length and serving not more than six (6) residential building sites, and with no reasonable possibility of extension can be built to these standards. Accordingly, the applicant wishes to develop the subject short plat using the Short Cul-de-sac standards. Although the subject short plat is nine (9) lots, only six (6) of the nine (9) lots will be served by the cul-de-sac as lots 1, 3, & 5, will be served by 38th Street.

III. PROJECT CONSISTENCY WITH APPLICABLE ZONING REGULATIONS:

A. AMC Chapter 17.05, Concurrency:

Prior to approval of any non-exempt development, the city must find that public facilities and services necessary to support development are adequate to serve the development without decreasing levels below adopted minimum standards. The Public Works Director has confirmed that, as conditioned, the level of service for transportation, water, and sewer can be provided for this proposal, either with existing infrastructure, or that within the capital facilities plan, financed by system development charges.

Additionally, the City has adopted impact fees for transportation, park, and fire facility improvements which adequately address the development's impacts on these facilities. Based on review of the Anacortes School District Facilities Study, 1990, the City has concluded that existing and rehabilitated school facilities are sufficient to accommodate growth resulting from this development.

B. AMC Chapter 17.36, Residential (R2) Zoning District:

The objective and intent of the R2 district is to maintain and create an environment which meets the standards for single-family residential development, by restricting uses within the district, and by requiring a minimum lot size and maximum density. Single-family residential land uses are permitted in the R2 Zoning District per AMC 17.36.030. Additionally, as discussed above conformance with the maximum permitted density and minimum lot size for each of the proposed nine (9) lots has been met as is required per AMC 17.36.070 and 17.36.050 respectively.

Conformance with the maximum permitted building height, setbacks from property lines, and off-street parking required will be reviewed prior to issuance of any building permit for each of the respective lots once an application is submitted following final short plat approval is given.

C. Chapter 17.41 AMC, Landscaping:

Pursuant to AMC § 17.41.020(G), short plats /subdivisions in the R2 Zoning District are required to have a minimum of twenty (20) percent of the gross site landscaped. Conformance with this requirement will be reviewed at time of building permit application submittal prior to issuance.

D. Chapter 17.46 AMC, Parking:

Pursuant to AMC 17.46.020 and 16.32.020(D), two (2) off-street parking spaces are required for each residence in addition to garages. Conformance with the requirement will be reviewed at time of building permit application submittal prior to issuance.

IV. PROJECT CONSISTENCY WITH 2012 COMPREHENSIVE PLAN:

The 2012, City of Anacortes Comprehensive Plan designates the project site as Residential Low Density. The goals and policies outlined in the Comprehensive Plan are intended to provide guidance for both public and private decision makers in future growth and development of the City. Development goals and policies pertinent to the subject shore plat and subsequent vacation rental development are listed below.

GENERAL CITY GOALS:

Goal #3:

Promote a compatible land uses and improve visual appearance in each and every zoning district

STAFF ANALYSIS:

The subject short plat involves the creation of nine (9) lots from the parent parcel. The project site is located in the R2 Zoning District and is surrounded by single-family residences. As conditioned below, the subject short plat and subsequent development of each lot will be compatible in use and visual appearance as required according to AMC Chapter 17.36.

TRANSPORTATION /CIRCULATION:

Goal #5:

"Develop the city as a pedestrian friendly community and improve non-motorized pedestrian circulation."

STAFF ANALYSIS:

As conditioned below, the development will provide improvements onsite that address both pedestrian circulation and connectivity. A five (5) foot wide sidewalk is required around perimeter of new cul-de-sac road right-of-way and adjacent to 38th Street.

Goal #6:

"Encourage a physically active community by allowing people of all ages to incorporate physical activity into their daily lives by walking, bicycling, exercising and using public transit as a part of everyday living."

STAFF ANALYSIS:

The improvements conditioned below will improve neighborhood pedestrian connectivity while encouraging physical activity of all ages.

Goal #7:

"Require adequate off-street parking in all zones."

STAFF ANALYSIS:

As conditioned below, off-street parking requirements will be reviewed for conformance with AMC Chapter 17.46 & 16.32.020(D) before issuance of building permit.

V. PUBLIC COMMENTS RECEIVED:

During the 15-day comment period associated with the subject short plat, PCED received several public comments (See Exhibit #3).

The comments received expressed several concerns as is summarized below. A staff analysis follows each concern expressed. The concerns expressed and staff analysis is as follows:

CONCERN EXPRESSED:	STAFF ANALYSIS:
1. Perceived safety issue with substandard 38 th street; no sidewalks, not paved to designated width, parking is in driving lane	Street improvements along the project frontage of 38th Street and around the perimeter of the new cul-de-sac road right-of-way are required to include curb, gutter and a five foot wide sidewalk per AMC 16.32.020. Improvements along 38th Street shall terminate where reasonable and practicable to provide a smooth transition with existing improvements both laterally across the street and longitudinally up and down the street for drainage, vehicular and pedestrian traffic. Two off-street parking spaces are required for each residence constructed on the 9 lots per AMC 17.46.020. Conformance with this requirement will be verified at time of building permit application submittal.

2.	Drainage is not being adequately handled and future drainage problems need to be addressed	The applicant submitted a Geotechnical & Infiltration Assessment prepared by MTC dated December 10, 2015. MTC performed an infiltration assessment for the proposed bio-infiltration /raingarden proposed adjacent to 38th Street north of lots 4 & 5. A Large Parcel Storm Water Plan and Water Quality Plan consistent with City requirements is required to be submitted by the applicant for review and approval by the Planning/Building and Public Works Departments prior to any construction activities taking place on or off site.
3.	The drainage plan is inadequate	The developer will be required to provide suitable drainage facilities for any surface run-off affecting the subdivision. The developer will also be required to make downstream improvements where necessary to avoid problems related to increases in stormwater run-off associated with the development. This is stated in the AMC 16.20.070. Additionally, storm water conveyance both on-site and off-site will be required to comply with City Storm drainage requirements consistent with the Department of Ecology's NPDES Permit.
4.	Development run-off should be handled by running all water into a pipe starting at K Avenue and 38 th street that runs down to M Avenue.	See response #3 above.
5.	Run-off should not be drained towards other residential property	Stormwater generated onsite will be conveyed to the bio-infiltration swale /raingarden located adjacent to 38 th Street.
6.	The Department of Ecology should comment on how the developers should be filtering runoff.	Construction activities may require an NPDES (National Pollutant Discharge Elimination System) Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site. Additionally, the subject proposal must meet City of Anacortes /Department of Ecology stormwater requirements.

7.	All runoff should first be filtered through a swale before draining	The constructed bioinfiltration swale /rain garden will treat stormwater quality and quantity. MTC's Geotechnical & Infiltration Assessment analyzed surface and subsurface soil infiltration characteristics. Stormwater generated onsite will be required to comply with both city and state requirements.
8.	One or two of the proposed lots should be converted to a biological control of surface water to protect the ecosystem of Fidalgo Bay.	Anacortes Municipal Code does not require that one or two lots of a proposed development be converted to a "biological control of surface water" to protect the adjacent ecosystem.
9.	Safety issue with driveway location	The Public Works Department will review all building permit applications submitted concerning the location of driveways/ access for conformance with STR-28 of the Engineering Standards.
10.	K Avenue is substandard	Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvement requirements outlined in the AMC 16.32.
11.	A traffic study should be completed	According to the Public Works Department's Engineering Standards STR-30, the subject development is considered a level one residential development and does not trigger a Traffic Impact Analysis/Study.
12.	Safety issue with traffic volumes	See response #11 above concerning that no Traffic Impact Analysis/Study was required by the Public Works Department. However, a five (5) foot wide sidewalk along 38 th Street adjacent to the project site and internally along the perimeter of the new cul-de-sac road right-of-way will improve pedestrian connectivity and safety to the surrounding neighborhood and residents.
13.	Fire engines and emergency vehicles do not have enough space or access	Development will meet road size requirements and fire apparatus access requirements per AMC 16.32.020.

14.	The development has too high of a density	Conformance with the maximum density of 4 dwelling units per gross acre has been met for the R2 Zone as discussed above. Nine lots are permitted and nine lots are proposed.
15.	Guest parking would overflow onto 38 th street	Per AMC 17.46.020, two off-street parking spaces per residence are required. Conformance with this requirement will be reviewed at time of building permit application submittal. Additionally, per AMC 16.32.020, two off-street parking spaces will be provided for each dwelling unit in addition to garages.
16.	The development goes against requirements for a "short cul-de-sac." (It is a public road more than 150' and will serve more than six residential building sites, the roadway is longer than allowed by city code 160.23.020 (meant 16.32.020?))	The subject short-plat complies with the short cul-de-sac standards per AMC 16.32.020. The proposed cul-de-sac is not more than one hundred and fifty (150) feet in length. Second, pedestrian facilities will be five (5) feet wide along the perimeter of the cul-de-sac and along 38 th Street adjacent to the project site. Road width will not be less than twenty-four feet from curb to curb with a minimum of eighty (80) foot diameter cul-de-sac. Lastly, the cul-de-sac will not serve more than six (6) of the proposed nine (9) lots within the short plat as lots 1, 3, and 5 will be served by 38 th Street.
17.	Setbacks Requirement	Setback requirements for each of the 7 residences to be constructed will be reviewed for conformance with AMC 17.36.060 at time of building permit application submittal. Additionally, the 2 residences slated for retention as shown on the short plat map have been determined to comply with the R2 Zoning District setback standards per AMC 17.36.060.
18.	38 th street should be kept clean during construction of houses and streets.	As conditioned below, the applicant/landowner will be required to keep 38 th Street adjacent to the subject property clean and free of all debris and dirt associated with construction activities.
19.	How will homes be accessed on 38 th street?	Lots 1, 3, and 5 will gain access off of 38 th Street while ingress and egress for all other lots is from the new cul-de-sac road right-of-way.

		According to Sheet 3 of 3 of the applicant's plans, an ingress, egress, and utility easement over a portion of Lot 2 for the benefit of Lot 3 is proposed.
20.	Fences should be constructed along the perimeters of the lots.	The applicant /landowner will determine if fencing is feasible and/or warranted as part of the subject short plat.
21.	The comment period is insufficiently short. There was not a 30 day notice	The comment period for short plats is fifteen (15) days per AMC 16.08.031. Shoreline permits require a thirty (30) day comment period.
22.	The environmental study and mitigation plan is not detailed enough	After reviewing the city's critical area maps along with the applicant's SEPA environmental checklist and associated application material, an Environmental Impact Study (EIS) was <u>not</u> required. The city however did issue a SEPA Mitigated Determination of Non-Significance (MDNS) as is discussed above. Mitigation measures were used to mitigate any environmental impacts.
23.	The geotechnical review is inadequate	The applicant submitted a Geotechnical & Infiltration Assessment prepared by MTC dated December 10, 2015. MTC performed an infiltration assessment for the proposed bio-infiltration /raingarden proposed adjacent to 38th Street north of lots 4 & 5. The Public Works Department reviewed MTC's report for conformance with both city and the State of Washington's Department of Ecology requirements associated with stormwater. Additionally, a Large Parcel Storm Water Plan and Water Quality Plan consistent with City requirements will be required to be submitted by the applicant for review and approval by the Planning/Building and Public Works Departments prior to any construction activities taking place on or off site.

VI. DEPARTMENTS & AGENCIES OF JURISDICTION COMMENTS RECEIVED:

During the 15-day comment period, several comments were received from departments and agencies of jurisdiction (See Exhibit #4). Agency and department comments have been made conditions of approval as listed below.

VII. CONCLUSIONS OF LAW - APPROVAL CRITERIA:

Pursuant to AMC § 16.08.030(B), if the administrator finds that the proposed short plat is consistent with the Comprehensive Plan; SEPA requirements, and zoning requirements for the underlying zoning district, and that there is adequate provision for drainage, sewage disposal, water supply and access for each lot, that requirements of this title are met, and the short plat would not landlock other parcels he or she shall approve the application.

CONCLUSION:

Based on the above analysis, and as conditioned, the short subdivision application is consistent with the plans, documents, and criteria outlined in AMC § 16.08.030(B).

RCW § 58.17.060 provides the following criteria for approval of a subdivision:

- (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that will assure safe walking conditions for students who only walk to and from school;
- (b) The public use and interest will be served by the platting of such subdivision.

CONCLUSION:

As discussed above and conditioned below, provisions are made for the public health, safety, and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that will assure safe walking conditions for students who only walk to and from school;

The City has designated the property for Residential Low Density in the Land Use Element of the Anacortes Comprehensive Plan and zoned the site Residential (R2), indicating there is a public need.

It serves the public interest to develop the property as is proposed and in conformance with the Anacortes Municipal Code land use and zoning standards. The standards of the City's subdivision ordinance are additional city standards for that meet the public use and interest in the City. The proposed short plat as conditioned conforms to all of these standards. Additionally, the proposed short plat as conditioned meets the minimum requirements of the Anacortes

Municipal Code, which are designated as the official standards for public health, safety and general welfare.

VIII. DECISION:

Based on the foregoing Findings of Facts and Conclusions of Law, the Subdivision Administrator hereby grants approval of the proposed nine (9) lot short plat, subject to the conditions of approval as listed below.

IX. CONDITIONS OF APPROVAL:

1. Preliminary short plat /subdivision approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed. The scope of this permit is not to exceed that as set out in the short plat /subdivision application and preliminary short plat map.
2. The lots in this short subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable. A note to this effect shall be recorded on the final short plat map.
3. Grading shall not adversely impact adjacent properties.
4. Provide a Traffic Control Plan (Current MUTCD Manual) prior to any construction taking place in the public right-of-way for approval by the City of Anacortes' Public Works Department.
5. Pursuant to AMC § 16.08.081, a note shall be placed on the final short plat that states:
*"All short subdivisions when approved and prior to recording shall contain the following: Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year (current year).
Certified this _____ day of _____, 20____"*
6. Pursuant to AMC § 16.08.080, a note shall be placed on the final short plat that states:
"Land contained within a short subdivision may not be further divided in any manner within a period of five years from date of approval without filing a standard plat."
7. Before final short plat submittal or approval is given, a note shall be added to sheet 1 of the final short plat that states:

ZONING INFORMATION:

Underlying Zone:	Residential (R2) Zoning District
Net Acreage:	85,451 Net Square Feet (1.96 Acres)
Gross Acreage:	100,767.93 Gross Square Feet (2.31 Acres) including 1/2 abutting ROW
Zone Max Density:	4 Dwelling Units per Gross Acre

Density Calculation: The applicant proposes 3.9 dwelling units per gross acre (9 dwelling units divided by 2.31 gross acres). 2.31 Gross Acres multiplied by 4 dwelling units per gross acre = 9 lots

Lots Proposed: 9 Lots

8. At time of building permit application submittal, a landscape plan shall be included that shows how conformance with AMC Chapter 17.41 is being met. Twenty (20) percent of gross site area shall be landscaped per AMC 17.41.020(G).
9. At time of building permit application submittal, a parking plan shall be included that shows how conformance with AMC Chapter 17.46 is being met.
10. Pursuant to RCW 58.17.140(3), a final short plat meeting all of this requirements of this chapter shall be submitted to the City of Anacortes Planning Department for approval within five (5) years from the date of preliminary approval listed below. Notwithstanding, the preliminary short plat approval becomes null and void.
11. Before final short plat submittal or approval, the land surveyor shall place the respective property corners of the subject property.
12. Before final short plat submittal or approval is given, the applicant shall obtain a demolition permit and demolish the three (3) structures shown on the subject short plat slated for removal.
13. Before final short plat submittal or approval is given, a note shall be added to the face of the short plat that states "A maximum of six (6) lots shall access off of the cul-de-sac."
14. Development shall comply with the City of Anacortes's Public Works Department including but not limited to:
 - A. Project shall meet the requirement of the Short Cul-de-Sac Design as outlined in the Anacortes Municipal Code 16.32.020, including the not more than one hundred and fifty feet in length.
 - B. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and/or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.
 - C. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
 - D. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

- E. Any encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC - Chapter 12.30) from the City of Anacortes Public Works Department.
 - F. All public utilities shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.
 - G. Pursuant to AMC 16.20.060, street lighting is required. Street lighting shall be LED and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.
 - H. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
 - I. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
 - J. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
 - K. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
 - L. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.
 - M. Storm-water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
 - N. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
 - O. Street improvement requirements along 38th Street shall be constructed along the frontage of 38th Street, to include curb/gutter and sidewalk and roadway widening and storm drainage work. The improvements shall terminate where reasonable and practicable to provide a smooth transition with existing improvements both laterally across the street and longitudinally up and down the street for drainage, vehicular and pedestrian traffic.
 - P. Any access from any lots within this subdivision onto K Avenue, will be required to construct K Avenue to meet City of Anacortes improvements requirements outlined in the Anacortes Municipal Code 16.32.
15. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance as follows:

- A. All required permits shall be secured before any construction activities begin onsite (Mitigation Measure #1).
- B. Those twenty-one (21) trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan (Mitigation Measure #2).
- C. Before any site development or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection (Mitigation Measure #3).
- D. As directed by the Public Works &/or Planning/Building Departments, the applicant/landowner shall be responsible to sweep as needed 38th Street adjacent to the subject property and assure all mud and debris associated with construction activities is removed (Mitigation Measure #4).

Nothing in the permit/approval shall excuse the applicant, owner, lessee, agent, successor or assigns from full compliance with any other federal, state, or local statutes, ordinances or regulations applicable to this project. In particular, no clearing, grading, filling, construction or other physical alteration of the site may be undertaken prior to the issuance of the necessary permits for such activities.



Don Measamer, Planning Director
& Subdivision Administrator

April 21, 2016

Date Signed

APPEALS:

Any party aggrieved by the decision of the Administrator may appeal to the City Council by filing a notice of appeal with the City Clerk within fifteen (15) days of the tentative approval or disapproval by the Administrator. The appeal shall state the reason for the appeal and be signed by the party filing the appeal (AMC § 16.08.040).

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application & Narrative
Exhibit #2	Notice of Application With Optional SEPA DNS
Exhibit #3	Public Comments Received
Exhibit #4	Agency & Department Comments Received
Exhibit #5	Site Pictures
Exhibit #6	Tree Preservation Plan
Exhibit #7	Site Plan
Exhibit #8	SEPA MDNS



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1907

FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)
Mitigated Determination of Non-Significance (MDNS)

PROJECT NAME:

38th Street Short Plat

FILE NUMBER:

SPL-2015-0006

APPLICANT:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

LANDOWNER:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

AGENT:

John Ravnik
Ravnik & Associates
P.O. Box 361
Anacortes, WA 98221

PROJECT SURVEYOR:

Parish Land Surveying
P.O. Box 314
Lopez Island, WA 98261

PROJECT PLANNER:

Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL:

Nine (9) lot short plat of the subject property.

PERMITS REQUIRED:

The following permits /approval may be required in addition to the above: Civil Construction Plan approval; final short plat approval; building permit(s) approval; & other applicable state and federal permits/authorizations.

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Environmental Checklist, Tree Preservation Plan, & Geotechnical & Infiltration Assessment.

38th Street Short Plat
SEPA MDNS

SPL-2015-0006
Tom Allen

PROJECT LOCATION:

The subject property is located on the south side of 38th Street between "M" Avenue and "J" Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCEL:

Parcel #: P32057, P32056, & P32055

ZONING DISTRICT:

The subject property is located in the R2 Zoning District of the City of Anacortes.

COMPREHENSIVE PLAN DESIGNATION:

The subject property is located in the Residential Low Density (R2) Comprehensive Plan Designation.

CUT & FILL:

- A. Within the property: The proposed cut includes approximately 763 cubic yards to be stock piled for common lot fill around the site, but not under structures. Additionally, approximately 150 cubic yards will be excavated for the construction of the proposed infiltration system, which could potentially be used to fill the proposed residential lots.
- B. Within the alignment of proposed roads: The proposed cut and fill are approximately 450 cubic yards and 350 cubic yards, respectively.

CRITICAL AREAS:

No known critical areas are located either on or within 300 feet proximity to the subject property.

TRANSPORTATION:

The site will be accessed by a new public road off of 38th Street which is designated as a local residential street.

TREE PRESERVATION PLAN:

The applicant submitted a Tree Preservation Plan that was prepared by Urban Forestry Services of Mount Vernon, Washington, dated February 25, 2016. According to this report there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) trees. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment provided that the conditions set out below are satisfied. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

MITIGATION MEASURES:

1. All required permits shall be secured before any construction activities begin onsite.
2. Those twenty-one (21) trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan.
3. Before any site development or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection.
4. As directed by the Public Works &/or Planning/Building Departments, the applicant/landowner shall be responsible to sweep as needed 38th Street adjacent to the subject property and assure all mud and debris associated with construction activities is removed.

The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act.

This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. There is no further comment period on this MDNS.

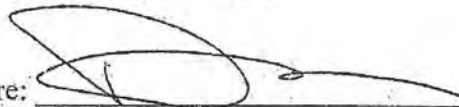
RESPONSIBLE OFFICIAL:
POSITION/TITLE:

Don Measamer
Director of Planning, Community & Economic
Development

ADDRESS:

904 6th Street, P.O. Box 547
Anacortes, Washington 98221

DATE: 4/20/16

Signature: 

38th Street Short Plat
SEPA MDNS

SPL-2015-0006
Tom Allen

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1901.

The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

ISSUED: April 21, 2016

SEPA APPEAL PROCEDURE:

Pursuant to the procedures adopted under AMC § 18.04.250, no administrative appeal of the SEPA threshold determination is provided. The SEPA threshold determination may be appealed to the Skagit County Superior Court under RCW § 43.21C.075 after the City's final action on the underlying action(s). *Requests to receive notices of decisions for this project proposal should be submitted to the contact person listed above.*

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7 **BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES**

8
9 In re the Application for a Short Plat. by

10 TOM ALLEN

11
12 Applicant.

No. SPL-2015-0006

RESPONSE TO APPEAL OF SARA
HOLAHAN

13 **COMES NOW** TOM ALLEN (“Allen”) by and through his attorney of record, Nicol
14 Law, PLLC, by Stephen E. Nicol, and in response to the appeal by SARA HOLAHAN of the
15 approval of the Short Plat referenced above responds as follows:

16
17 **INTRODUCTION**

18 The initial decision on SPL-2015-0006 was issued on April 21, 2016, with Findings of
19 Fact and Conclusions of Law and Conditions of Approval. Based upon the Findings and
20 Conclusions, the administrator approved the nine (9) lot short plat subject to the Conditions of
21 Approval.
22

23 As stated in the Conditions of Approval, the preliminary Decision authorizes the
24 applicant to proceed with the application for the necessary permits to construct the required
25 improvements and to prepare construction drawings in accordance with the determinations made
26 and conditions imposed. In other words, the administrator has approved the applicant’s
27 submission subject to the application for the appropriate building permits and the submittal of a
28 final short plat.
29
30

1 The concerns submitted by the appellant are too vague to address, inaccurate or are
2 matters that will be addressed with the final submission for building permits or the final short
3 plat. More specifically:

- 4
5 1. **Drainage analysis:** Condition of Approval 14(c) states that "A Large Parcel Storm Water
6 Quality Control Plan and Water Quality Control Plan consistent with City requirements shall
7 be submitted by applicant for review and approval by the Planning/Building and Public
8 Works Departments prior to any construction activities taking place on or off site," 14(M)
9 states "Storm-water conveyance both on-site and off-site shall comply with City Storm
10 drainage requirements" and 14(N) states "The Developer shall provide suitable drainage
11 facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code
12 16.20.070." Assuming that the preliminary approval is not as complete as the appellant
13 would like, the Conditions of Approval assure compliance with City and State requirements
14 prior to construction activities.
15
- 16
17 2. **Density:** Density requirements for R2 have been met pursuant to the preliminary plan. This
18 is clearly shown in the Findings of Fact and Conclusions of Law. The issues with street
19 frontage and cul-de-sac design are addressed in Conditions 14(A), 14(O) and 14(P).
20
- 21
22 3. **Residential Access:** Residential access and parking along 38th Street, where problematic, is
23 addressed in Conditions 14(O) and 14(P).
- 24
25 4. **Tree Preservation:** The Tree preservation plan and assessment performed by Urban
26 Forestry states that the plan does meet the Tree Preservation and Retention requirements of
27 the City. Condition 15(B) ensures that the trees earmarked for preservation in the plan are
28 adequately protected during construction.
29
30

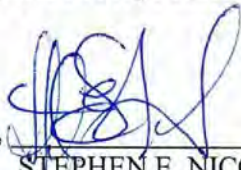
- 1 5. **Comprehensive Plan:** This short-plat is consistent with the Comprehensive Plan. The goals
2 of the Comprehensive Plan are detailed and extensive and work together to create an overall
3 picture of growth both to meet the needs of an expanding population and to the maintain the
4 unique character of the City, County and State. In addition, the goals are guidelines subject
5 to fairly broad interpretation. The State, County and Municipal code are the laws that govern
6 growth consistent with the goals of the Comprehensive Plan. The appellant has taken one
7 part of one sentence out of 13 Skagit County Countywide Regional Comprehensive Plan
8 Goals and 10 General City Goals for Anacortes and expressed her opinion on how the
9 development does or does not meet her expectations. However, the appellant has not raised a
10 definable objection to a specific matter that is addressed in the Code.
11
12
13
14 6. **38th Street and Pedestrian Use:** This matter is addressed in conditions 10, 13 and 14(O).

15 CONCLUSION

16 The issues put forth by the appellant that can be identified in her appeal are well
17 addressed in the Findings of Fact and Conclusions of Law and Conditions of Approval of the
18 City's Decision on the Developer's application. In addition, the engineer, Ravnik & Associates,
19 and the Staff Report on the Appeal have provided an extensive narrative addressing the same
20 issues as well as the law of the case. The Applicant requests that the City Council dismiss the
21 appeal and allow the Applicant to move forward into the next phase.
22
23

24 Dated this 19th day of May, 2016.
25

26 NICOL LAW, PLLC

27
28
29 By, 

30 STEPHEN E. NICOL, WSBA #30427
Attorney for Applicant

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

May 19, 2016

Mr. Don Measemer, Planning Director
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

#2 typs amended
5/19/16 JR

Re: Tom Allen 9-Lot Short Plat, SPL-2015-0006
Applicant's Response to Sara Holahan Appeal

Dear Mr. Measemer:

I have received a copy of an appeal letter from Ms. Sara Holahan dated May 5, 2016. The information I have provided herein is a response to the comments from Ms. Holahan for your review in preparation of this project's Planning Commission scheduled for June 6, 2016.

1. Concerns with Drainage Analysis

Inaccuracies: This cannot be responded to because the alleged inaccuracies are not listed.

Projected Runoff Volume: Runoff volumes and rates are calculated using the Western Washington Hydrology Model, WWHM. Data from this analysis is derived from the project's area, soil conditions, property slope, rainfall, and surface conditions. I have examined the input and output data and do not find any errors in the calculated volume.

Mitigations Specifications: The presently-existing downstream pipes to "M" Avenue are being upsized as detailed in the drainage analysis report. Specifications as to type of pipe and its installation will be provided on the construction plans. If this concern is directed towards the treatment of runoff waters, this matter is discussed further on.

Bioswale/Raingarden: Runoff treatment is provided through a designed biofiltration swale as detailed in the report. I do not find any reference to rain-gardens in the report nor this project. The swale has been designed for the appropriate level of runoff and exceeds DOE criteria. The designed cross-section only needs to be 1.64 feet wide, however 2 feet is used. The calculated flow velocity of 0.139 feet per second is considerably slower than the maximum velocity allowance of 1.0 feet per second. The proposed length of 95 feet is longer than the minimum 75.1 feet necessary to achieve the required minimum 9-minute contact time in the swale.

Soils Classification: The onsite soils have a Hydrologic classification of D.

Swale Maintenance: Typically the City maintains residential drainage facilities. The maintenance of the biofiltration swale, which simply involves mowing, will be determined by the City and noted on the final short plat map.

2. Density, Lot 2 setback, and Utility Easement Width

The residential density for this project is provided on Civil sheet 1 of 4, and does conform with City regulations. Lot 2 has an existing residence which has been carefully considered in the layout of this project. A 15-wide sidewalk and utility easement has been provided on the frontage of all lots abutting the proposed road, with exception of Lot 2 where a 12-foot easement

width is denoted. As stated in the City's "Short Cul-de-sac" standards, "Provision shall be made for franchise utilities as needed." As part of the final civil construction plans, this project will coordinate with Puget Sound Energy to establish the route of installing natural gas and wire utilities. Even fronting Lot 2, the available 7 feet behind the sidewalk is more than adequate for a common-utilities trench. This will simply be a stretch of utility trench where vault locations will not be designed.

3. Residential Access and "K" Avenue Improvements

All lots have access from an improved public street. For the applicant's garage proposal using "K" Avenue, the applicant has agreed to improve "K" Avenue per the attached agreement.

4. Tree Retention

The applicant has retained a professional to perform an assessment of trees on the property and those that will be saved. The Tree Preservation Plan submitted to the City exceeds the City's requirements.

5. Proposed Short Plat's Compatibility with Existing Neighborhood

This project as presently submitted does conform to the City's development and zoning regulations. The appellant's term from Goal #3 "Promote compatible land uses..." is a General City Goal which is not specifically definitive, however can only be achieved when an application conforms to the City's development standards. Referring to the Housing Goals and Policies – Goal 1: "Attempt to achieve a balanced distribution of housing to meet the needs of all citizens." and Goal 3; "Single family, detached residential shall be the major residential form in the community." The appellant has the right to express her personal opinion; however this project does specifically conform to City standards. Per the R-2 Purpose, 17.36.010 "The objective and intent of the R2 district is to maintain and create an environment which meets the standards for single-family residential development, by restricting uses within the district, and by requiring a minimum lot size and maximum density."

6. 38th Street & Pedestrian Improvements

Across this project's frontage, 38th Street has an existing asphalt width of 24 – 25 feet which clearly provides for two 12' wide travel lanes. As shown on the accompanying aerial photograph, this road width exists from the west side of M Avenue westerly approximately 1,100' to the end of 38th Street. Across this project's frontage, this paving width does not parallel the right of way centerline. Presently, there is 6 – 12 feet of paving north from the right of way centerline and the remainder south. The Anacortes Engineering Department considered whether the road should be widened following its current alignment or following the right of way centerline. As directed by the Engineering Department, this project is to widen the south side of 38th Street to provide an overall road-width of 28 feet, paralleling the existing road's alignment. Because of the varying paving width and alignment, the resulting full-width of driving surface will be 28 – 29 feet.

Although 38th Street is not posted NO PARKING, most of the adjoining property owners west of M Avenue do not park along either side of 38th Street. Per the City's Engineering Department, the City's requirement to widen the south side can provide a location where the neighborhood has more space for on-street parking. In addition to each lot being required to provide for two

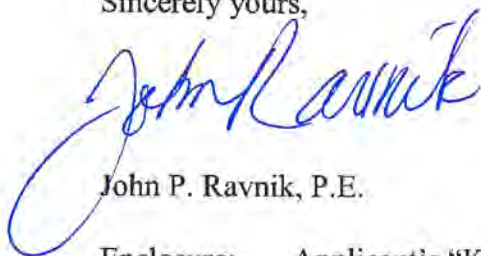
parking spaces, the widened portion of 38th Street can accommodate up to 8 – 10 parked vehicles.

Along the south side of 38th Street widening, fronting this project, a five-foot-wide concrete sidewalk is to be constructed adjacent to the proposed back of curb, thereby providing a designated walking path adjacent to the on-street parking area. The City recognizes this section of 38th Street dead-ends to the west, and that for many years, kids have walked along the edge of road to the existing sidewalk facilities at M Avenue. Presently along the south side of 38th Street, sidewalk exists to approximately 110' west of M Avenue. As adjacent properties are subdivided, they too will be required to widen the road and provide curb, gutter, and sidewalk, eventually having a completed link of sidewalks along one side of 38th Street east to sidewalks along M Avenue. Along M Avenue south from 38th Street, there are sidewalks leading to Mt. Erie Elementary School.

As common with other communities, the peak hour of travel is analyzed as being a one-hour period some time between 4 pm and 6 pm. This project consists of three parcels encompassing nearly two acres, with each lot recognized as having or previously having one residence. As such, for this project, only six new homes are being created. A single family residence is classified as generating 1 peak hour trip during the peak hour period. The addition of six additional peak hour trips on this dead-end portion of 38th Street is not considered to be impactive to the neighborhood or the surrounding road network. With this section of 38th Street only being 1,100' long, and not having any major undeveloped right of ways at its west end for further extension, there simply cannot be a large quantity of traffic generated from this neighborhood.

Thank you very much for providing me Ms. Holahan's appeal. If you or the public have any further questions, please do not hesitate to contact me.

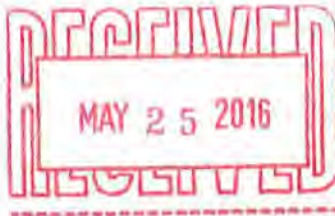
Sincerely yours,



John P. Ravnik, P.E.

Enclosure: Applicant's "K" Avenue Improvement Proposal dated 5/6/2016
"M" Avenue Aerial Photo

PC: Mr. Tom Allen



12:55pm
uk

BEFORE THE CITY COUNCIL, CITY OF ANACORTES

In re the Application for a Short) No.: SPL-2015-0006
Plat by TOM ALLEN,)
Applicant,) RESPONSE TO COMMENTS ON APPEAL OF
) SARA HOLAHAN
)
)
)
)
)

Comes now SARA HOLAHAN in follow up to my appeal of March 6, 2016 and subsequent comments submitted by Tom Allen and city staff.

Introduction:

I appeal to the city council to regard the purpose of the city development code:

"16.04.030 To protect the character and the social and economic stability of all parts of the city and to encourage the orderly and beneficial development of the community through appropriate growth management techniques. These techniques shall be designed: to assure appropriate timing and sequencing of development; to promote appropriate infill development in existing neighborhoods and nonresidential areas with adequate public facilities.

To establish reasonable standards of design and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land. "

I believe the city has a responsibility to consider the character of established neighborhoods when implementing growth, should implement

1 requirements in a straightforward manner, and if variances are requested,
2 handle them with due process.

3
4 The significant starting point for this application is the proposed
5 plat map. The required copy that was mailed to affected neighbors and which
6 was posted on the subject property incorrectly showed (Scale: 1"= 30'), so
7 that is was not possible to evaluate the true scope of the proposal. The
8 correct scale should have stated (Scale 1/4"= 30') or "not to scale". This
9 may have been an inadvertent mistake, but the fact that it was disregarded is
10 unacceptable from a professional level at planning department. I did
11 subsequently go to the planning department and purchased a full scale map of
12 the subject property for \$3. Perhaps there is another inaccuracy with scale,
13 but according to this large 2' x 3' map with a (Scale 1" = 20'), the proposed
14 short cul-de-sac measures 190', although the map notes it as 158' in very
15 small print. Anacortes Municipal Code (AMC) 16.32.010 states "Short Cul-de-
16 Sac. **A public road not more than one hundred fifty feet** in length and
17 serving not more than six residential building sites, and with no reasonable
18 possibility of extension can be build to the following standards..." This
19 application should not have progressed any further until that basic
20 requirement was met and corrected on the preliminary plat map as there are
21 many questionable lot lines and access points which I will address below. In
22 addition, the application narrative includes six references to future
23 division of lot #9 into two parcels. This is not allowed per stated AMC.

24
25 In regards to my specific appeal points:

- 26
27 1. The applicant states that he has met the stormwater requirements. I do not
28 have the geotechnical expertise however I am aware of state requirements.

1 On page 4 of the applicant's proposed stormwater plan it lists lawn as
2 pervious area, however, according to Department of Ecology Best Management
3 Practices it is not. In addition, it incorrectly says that it can divert
4 the driveway storm water to the lawn as a treatment. The application
5 narrative document cites both the 2004 and 2012 guidelines. Why is this?
6 Is the developer allowed to pick and choose what rules? Why is Anacortes
7 not required to follow current Department of Ecology Best Management
8 Practices per state law? The proposal says that stormwater detention is
9 not required because the water will be directed to city pipes, (after some
10 changes in pipe sizes are made at 38th and M St by the developer) and be
11 conveyed to "the outfall at Fidalgo Bay, an unrestricted water body".
12 Currently Storm water MUST be filtered or treated before entering Fidalgo
13 Bay. Chapter 2 of the Stormwater Manual lists the minimum Requirements
14 for new developments greater than one acre and it includes Source Control
15 of Pollution, On-site Stormwater Management, Runoff Treatment and Flow
16 Control. As stated in the Department of Ecology Manual, "The runoff from
17 roads and highways is contaminated with pollutants from vehicles. Oil and
18 grease, polynuclear aromatic hydrocarbons, lead, zinc, copper, cadmium, as
19 well as sediments and road salts are typical pollutants in road runoff."
20 "Residential areas contribute the same road-based pollutants to runoff, as
21 well as herbicides, pesticides, nutrients from fertilizers, bacteria and
22 viruses (from animal waste). All of these contaminants can seriously
23 impair beneficial uses of receiving waters."
24 There is a lot of water generated on this property (as can be viewed from
25 the developer's own submitted pictures) as well as from west side of the
26 property. They cited a drainage map that does not include the changes on
27 the west side where Ace of Hearts Park was infilled to create more runoff
28 towards this project and not to Ace of Hearts Creek. The current

1 conveyance on the street is barely adequate due to mistakes made for a
2 previous short plat at 1520 and 1512 38th St. The volume of stormwater
3 coming off the property will not be adequately filtered through the 95' x
4 2' swale, but will overflow and overwhelm the property owners to the east.
5 The reason for this is the area is mostly class D soils and some class C,
6 both of which infiltrate at a very slow rate, and so the swale needs to be
7 larger. Additionally, the swale as proposed, has not provided for utility
8 easement for telephone, cable, electricity, whose lines are directly in
9 the proposed swale.

- 10
- 11 2. There are many problems with minimum setbacks and dimensions. Setbacks are
12 established by code to create responsible distances between dwellings,
13 roadways and sidewalks. Additionally, each lot needs to have 30' street
14 frontage. The applicant is pushing the limits of this acreage to maximize
15 the number of lots. He proposes to put lot 3 on the street frontage in
16 front of lot 2. This will reduce the front property line setback of lot 2
17 to 7', not meeting the required 20' setback per AMC 17.36.060. It appears
18 that the applicant proposes to use the driveway access to 38th St. to
19 account for the minimum setback. In addition, he has randomly added 10
20 feet to the driveway entrance to create a 30' street frontage. This is
21 unacceptable and an insult to the intent of the established law. I have
22 attached an email correspondence from a concerned neighbor in regards to
23 this issue. In it, Kevin Cricchio, associate planner, states that "the
24 planning department has some discretion in what we consider
25 front/rear/side yards. I would consider the property line adjacent to the
26 38th St. panhandle the front. We could also consider the property line on
27 adjacent to K as the front yard." Unfortunately, he is incorrect.
28 Frontage must be on a developed street, which K Ave is not. In any event,

1 designation of the front/rear/side yards must be presented at the time of
2 application, not randomly switched around. This is evidence that there are
3 serious problems with setback requirements in trying to add this extra lot
4 to the short-plat.

5
6 3. There is still uncertainty about the access points for driveways, the
7 sidewalk easements and parking. AMC 16.32.020 D requires "two off-street
8 parking spaces for each dwelling unit in addition to garages". The 150'
9 short cul-de-cac, minus 24' for the road, minus 120' for driveways of the
10 six lots, does not allow the 120' (12 x 10') parking spaces. The developer
11 is trying to divide existing lot 2 into the Short Plat application. At
12 the same time he applied for a building permit for a garage, AND asked for
13 permanent access to it from undeveloped K Ave. Why was there no due
14 process for a variance on K Ave? Also, is it appropriate for the
15 developer to make changes on lot 2 in the midst of applying for approval
16 to divide the property? I think AMC addresses this:

17 "No building permit or certificate of occupancy shall be issued for
18 any parcel or plat of land created by subdivision after the
19 effective date of, and not in substantial conformity with, the
20 provisions of these subdivision regulations. Further, no excavation
21 of land or construction or any public or private improvements shall
22 take place or be commenced except in conformity with these
23 regulations."

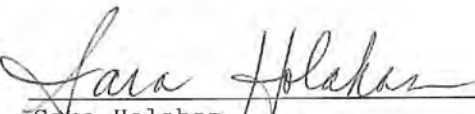
24 The developer made an agreement with the neighbor, Sean Kelly, in regards
25 to his concern for traffic on K Ave. by stating he would prevent others
26 from using it by including deed restrictions for lots 1 and 9. (see
27 attached statement). I do not believe there is any legal basis to restrict
28

1 future residents from using K Ave. right-of-way through deed or otherwise.
2 Practically, there would be no enforcement of this.
3

4 4. The tree preservation plan is inadequate because some of the specimens
5 listed for keeping are also listed as poor or fair quality, yet are given
6 5 credits. In addition, trees that are to remain are next to proposed
7 improvements on K Ave. and the driveway on 38th St. to lot 2. In order to
8 preserve them, a fence must be erected around the drip line of the tree
9 canopy. This will not be possible while excavating and building of the
10 roads, and the trees will be harmed or need to be removed, thus negating
11 the developers assurance that they would remain.
12

13 5. AMC 16.32.02 states "Sidewalks shall normally be separated from curb and
14 gutters by a planted median at least six feet in width." This is the
15 expected norm, and would match the established planted median on 38th where
16 it abuts M St. The developer states in the narrative that he will
17 establish landscaping and plant trees every 30', but it is not indicated
18 where a planted median would be. This would greatly enhance the
19 suitability of this development to the neighborhood which currently has
20 large lots and significant vegetation. I believe that this development
21 would be suitable to the established neighborhood if it was built out with
22 a short cul-de-sac of legal size, and with five new residences, not the
23 seven as proposed.
24

25 Dated this 25 of May, 2016

26 
27 Sara Holahan
28

RECEIVED

MAY 25 2016

12:35 PM
OK

Cricchio, Kevin

From: Cricchio, Kevin
Sent: Monday, May 02, 2016 8:52 AM
To: 'Sean Kelly'
Cc: Lange, Steve; Measamer, Don; Nelson, Kaitlynn; Ingalls, Paul
Subject: RE: Tom Allen Short Plat Application SPL-2015-0006

CITY OF ANACORTES
EXEC ADMIN

5-2-16

Sean, thanks for the email. I have answered a few of your questions below in red. Steve in the Public Works Department will answer the rest of these questions. Thanks.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 630-6270

From: Sean Kelly [mailto:dawg@logicaldog.com]
Sent: Sunday, May 01, 2016 8:00 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Cc: Lange, Steve <stevel@cityofanacortes.org>; Measamer, Don <don@cityofanacortes.org>; Nelson, Kaitlynn <kaitlynn@cityofanacortes.org>
Subject: Re: Tom Allen Short Plat Application SPL-2015-0006

Hi All,

I have not yet heard back from Steve on the remaining questions.

Also, I have the following additional questions:

1. Has a permit been applied for, or issued for a garage on lot #2 (1417 38th Street)? **The applicant did apply for a building permit for a detached garage (BLD-2016-1210). Please contact Paul Ingalls in the Building Department if you have any questions regarding this. I have copied him on this email.**
2. If a permit has been applied for, or issued for a garage on lot #2, from which street will it be accessed? **Contact Paul on this.**
3. Which boundary of lot #2 is considered the "front yard" for purposes of AMC 17.36.060? **The Planning Department has some discretion in what we consider front/rear/side yards. I would consider the property line adjacent to 38th Street (the panhandle) the front yard. We also could consider the property line adjacent to K Avenue as the front yard. Conformance with the front setback requirement has been met.**
4. Which boundary of lot #2 is considered the "back yard" for purposes of AMC 17.36.060? **Again, the Planning Department has some discretion in what we consider front /rear/ side yards. I would consider the southern property line of lot 2 as the rear yard (adjacent to lot 1). Conformance with the rear yard setback has been met.**
5. What is the actual distance from the sidewalk on Deskin Court adjacent to lot #2 and the retained structure on that lot? It is not indicated on the drawing we were supplied. **The sidewalk will be located within an easement around the cul-de-sac (not within the right-of-way). The edge of the right-of-way**

from the existing residence is 14 feet. This is considered a side yard insofar as setback requirements are concerned. Conformance with the side yard setback has been met.

6. What is the length of the Deskin Court for purposes of compliance with AMC 16.32.020 and how is that measured? It appears to be 157.98' per the supplied drawing.
7. Will lot #2 be accessed from 38th Street? If so how?
8. Will lot #2 be accessed from Deskin Court?
9. If lot #2 will not be accessed from Deskin Court or 38th Street, how will it be accessed?
10. How is the narrowing of the sidewalk on Deskin Court adjacent to lot #2 or the very minimal setback of the retained structure on lot #2 consistent with compatible use or good visual appearance? It seems that it will show for what it is, an obvious accommodation to retain a structure that is not compatible with the rest of the plan.

Best regards,

Sean Kelly

On Thu, Apr 21, 2016 at 10:22 AM, Cricchio, Kevin <kevinc@cityofanacortes.org> wrote:

4-21-16

Sean,

Good morning and thank you for the email concerning the subject short plat. Density for the subject short plat located in the R2 Zoning District been met per AMC 17.36.070. Four dwelling units per gross acre are permitted in the R2 Zone. The applicant proposes 3.9 dwelling units per gross acre (9 dwelling units divided by 2.31 gross acres). $2.31 \text{ Gross Acres} \times 4 \text{ dwelling units per gross acre} = 9 \text{ lots}$. Nine lots are proposed.

Regarding your other questions listed below, I will let Steve in our Public Works Department answer. If have any further questions, please let me know. Thank you Sean.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

City of Anacortes

(360) 630-6270

City of Anacortes

(360) 630-6270

From: Sean Kelly [mailto:dawg@logicaldog.com]

Sent: Thursday, April 21, 2016 10:08 AM

To: Cricchio, Kevin <kevinc@cityofanacortes.org>; Nelson, Kaitlynn <kaitlynn@cityofanacortes.org>; Lange, Steve <stevel@cityofanacortes.org>

Subject: Tom Allen Short Plat Application SPL-2015-0006

Hi All,

I live on 38th Street immediately west of the proposed short plat.

After having an opportunity to review and reflect on the Tom Allen short plat application, I would like to offer the following comments and questions:

Overall, it seems the proposed density is excessive for the area.

38th street is not a full width street and already suffers from issues with on-street parking and pedestrian traffic to the dog park. I question whether the evaluation of traffic impact in the area adequately considers this.

The technique used to get lot #2 30 feet of frontage on 38th Street is mere "sleight of hand". It's pretty obvious that that lot is going to be accessed from K Avenue as the platted strip is inadequate to provide a driveway to the proposed garage. It's my understanding that is actually the plan at this time for the proposed garage. It seems to me that for a residence to claim access from a street, it should actually have functional access from that street. I also wonder where guest parking for Lot #2 will occur? Will they be parking on K Avenue? Maybe 38th Street? Will this residence also be allowed to have access and driveway parking off of the cul-de-sac despite the short cul-de-sac standard?

It's also evident that lots #1 and #9 are highly likely to substantially use K Avenue as well. It's stated in the application that the developer desires to further divide lot #9 into two parcels. It seems that given the short cul-de-sac standard, the most likely scenario for being able to do that is to access that lot off of K Avenue.

In summary:

Cricchio, Kevin

From: Lange, Steve
Sent: Monday, May 02, 2016 8:44 AM
To: 'Sean Kelly'; Cricchio, Kevin
Cc: Measamer, Don; Nelson, Kaitlynn
Subject: RE: Tom Allen Short Plat Application SPL-2015-0006

RECEIVED
MAY 25 2016
CITY OF ANACORTES
EXEC ADMIN
12155
ck

Sean,

See Public Works comments below.

Thanks,

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

904 6th Street | P.O. Box 547

Anacortes, WA 98221

www.cityofanacortes.org

From: Sean Kelly [mailto:dawg@logicaldog.com]
Sent: Sunday, May 01, 2016 8:00 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Cc: Lange, Steve <stevel@cityofanacortes.org>; Measamer, Don <don@cityofanacortes.org>; Nelson, Kaitlynn <kaitlynn@cityofanacortes.org>
Subject: Re: Tom Allen Short Plat Application SPL-2015-0006

Hi All,

I have not yet heard back from Steve on the remaining questions.

Also, I have the following additional questions:

1. Has a permit been applied for, or issued for a garage on lot #2 (1417 38th Street)? **Yes, prior to the short plat being submitted.**
2. If a permit has been applied for, or issued for a garage on lot #2, from which street will it be accessed? **K Avenue with a Crushed Rock Surface 20-feet in width to the end of the proposed property line.**
3. Which boundary of lot #2 is considered the "front yard" for purposes of AMC 17.36.060? **Planning Question**

4. Which boundary of lot #2 is considered the "back yard" for purposes of AMC 17.36.060? Planning Question
5. What is the actual distance from the sidewalk on Deskin Court adjacent to lot #2 and the retained structure on that lot? It is not indicated on the drawing we were supplied. Planning Question
6. What is the length of the Deskin Court for purposes of compliance with AMC 16.32.020 and how is that measured? Public Works measures from the existing Right-of-Way to the Center of the Cul-de-Sac. It appears to be 157.98' per the supplied drawing. Based on a conversation with Don Measamer, the Short Plat is being revised to reflect this.
7. Will lot #2 be accessed from 38th Street? If so how? Project will construct a driveway since the driveway cut is shown on the face of the drawings.
8. Will lot #2 be accessed from Deskin Court? No.
9. If lot #2 will not be accessed from Deskin Court or 38th Street, how will it be accessed? K Avenue as stated above
10. How is the narrowing of the sidewalk on Deskin Court adjacent to lot #2 or the very minimal setback of the retained structure on lot #2 consistent with compatible use or good visual appearance? It seems that it will show for what it is, an obvious accommodation to retain a structure that is not compatible with the rest of the plan. Sidewalk will be 5-feet in width as required in the R2 Zone. The setback concern is a Planning Question.

Best regards,

Sean Kelly

On Thu, Apr 21, 2016 at 10:22 AM, Cricchio, Kevin <kevinc@cityofanacortes.org> wrote:

4-21-16

Sean,

Good morning and thank you for the email concerning the subject short plat. Density for the subject short plat located in the R2 Zoning District been met per AMC 17.36.070. Four dwelling units per gross acre are permitted in the R2 Zone. The applicant proposes 3.9 dwelling units per gross acre (9 dwelling units divided by 2.31 gross acres). 2.31 Gross Acres multiplied by 4 dwelling units per gross acre = 9 lots. Nine lots are proposed.

Regarding your other questions listed below, I will let Steve in our Public Works Department answer. If have any further questions, please let me know. Thank you Sean.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

May 6, 2016

Sean Kelly
1004 Commercial PMB 1108
Anacortes, Washington 98221

Anacortes City Council
904 - 6th Street
Anacortes, Washington 98221

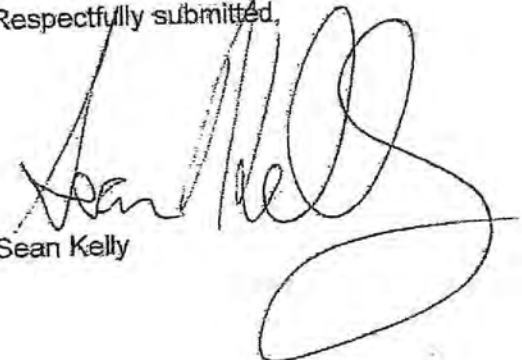
15-05-16 145 59PAIN

Stano

Anacortes City Council Members:

Having reached a satisfactory agreement with Tom Allen regarding my items of concern with K Avenue, I hereby withdraw my appeal dated May 2, 2016 regarding the 38th Street Short Plat Findings of Fact, Conclusions of Law & Decision dated April 21, 2016 regarding the Tom Allen Short Plat Application SPL-2015-000.

Respectfully submitted,


Sean Kelly

KK

Whereas: Sean Kelly wishes Tom Allen to construct improvements to K Avenue that support his 38th Street short plat in a specified manner other than was originally contemplated by Tom Allen.

Whereas: Tom Allen wishes Sean Kelly to withdraw his appeal regarding the 38th Street short plat.

Therefore:

Tom Allen shall modify his current plans to construct a gravel drive in K Avenue adjacent to his proposed 38th Street Short Plat as follows:

- Provide a paved drive 12 feet in width to the south extent of lot #2. This drive will be constructed to city standards such that it can be extended at a later date.
- Centerline of the 12 feet drive shall be centered in the existing K Avenue R.O.W., unless agreed otherwise by the parties to this agreement.

Tom Allen shall also restrict the deeds of certain lots in the 38th Street Short Plat as follows and also indicate these restrictions on the short plat:

- Vehicular access to lots 1 and 9 from K Avenue shall be prohibited as well as any additional lot or lots created that abut K Avenue. The lot currently known as Lot 2 (1417 - 38th Street) is the only lot of the short plat that shall have vehicular access from K Avenue.
- If vehicular access to the lots mentioned in the previous paragraph is desired by the owners of those lots, they shall be required to extend the paved drive to the south extent of their property.

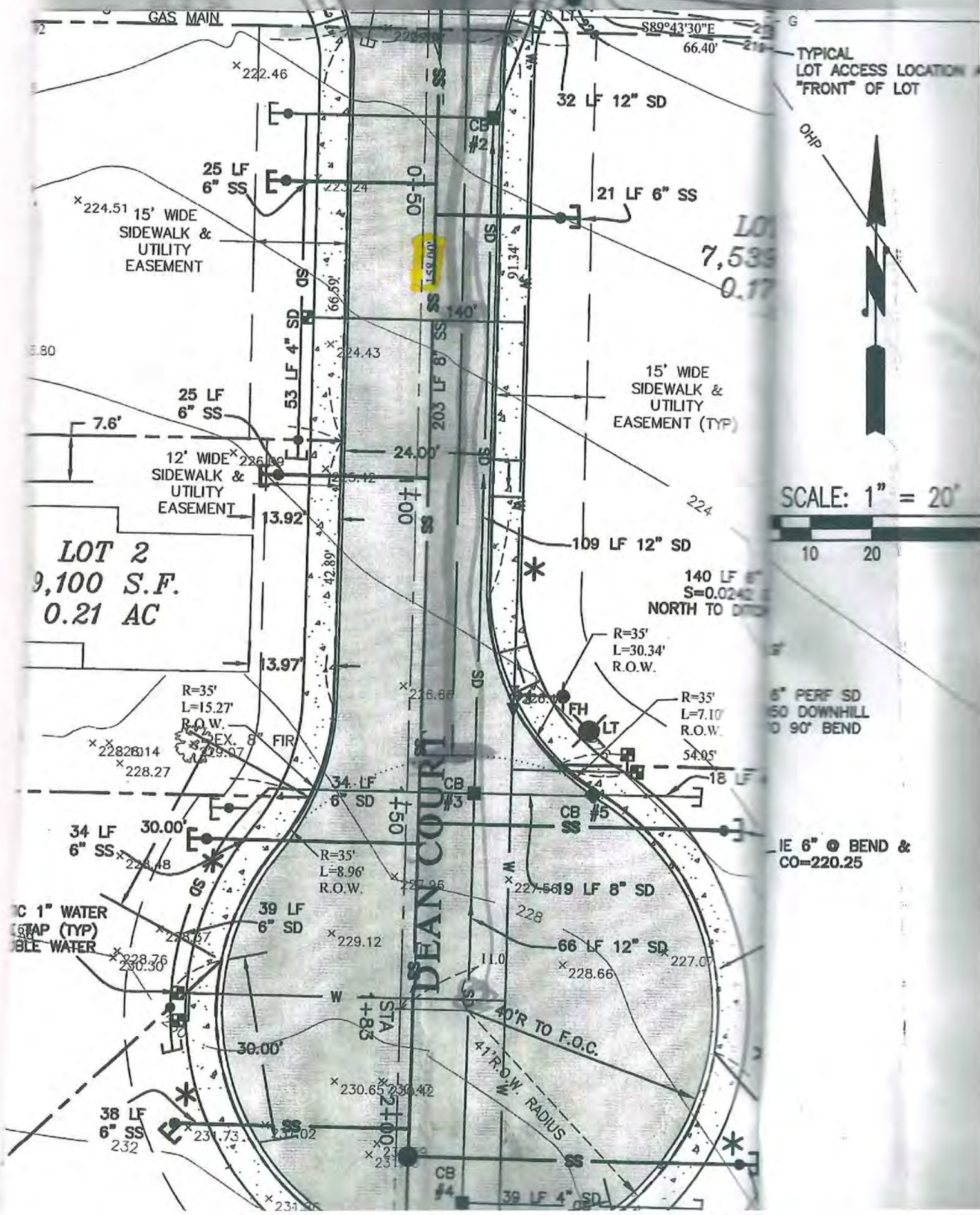
Sean Kelly shall withdraw his appeal to the Anacortes City Council regarding the 38th Street short plat prior to 5pm on Friday, May 6th 2016.

Agreed to this Friday May 6th, 2016 by:

Sean Kelly


5/6/16

Tom Allen



SHORT PL

PROJECT
BENCHMARK #1
EX. SSMH
ELEV. 215.68

REET

S89°43'10"E

295.00'

220

LOT 4
7,539 S.F.
0.17 AC

LOT 5
8,379 S.F.
0.18 AC

EX. HOUSE
TO REMAIN

224

LOT 6
7,501 S.F.
0.17 AC

N00°36'24"E
289.35'

ZONED: R-2
DEVELOPED AS SINGLE FAMILY

ST

ST

ST

ZONED: R-2
DEVELOPED AS SINGLE FAMILY

K STREET R.O.W.

38th ST

DEAN COURT

LOT 3
7,571 S.F.
0.17 AC

LOT 2
9,100 S.F.
0.21 AC

LOT 1
7,512 S.F.
0.17 AC

PROPOSED
20'x32'
GARAGE

EX. HOUSE
TO REMAIN

N00°23'27"E
289.46

13.88'

15.74'

20.16'

3.00'

5.81'

222

224

226

228

232

1+83

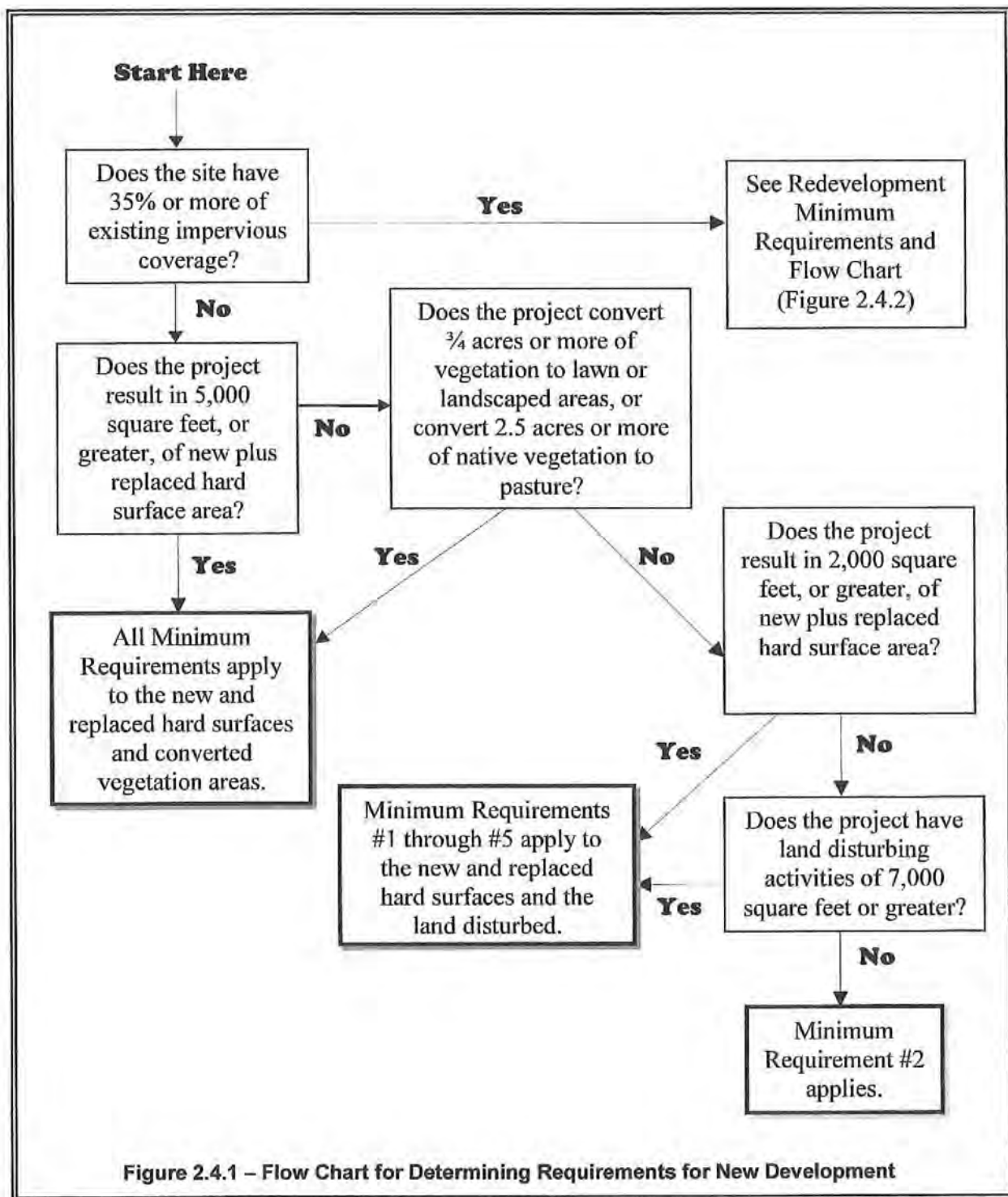
2+00

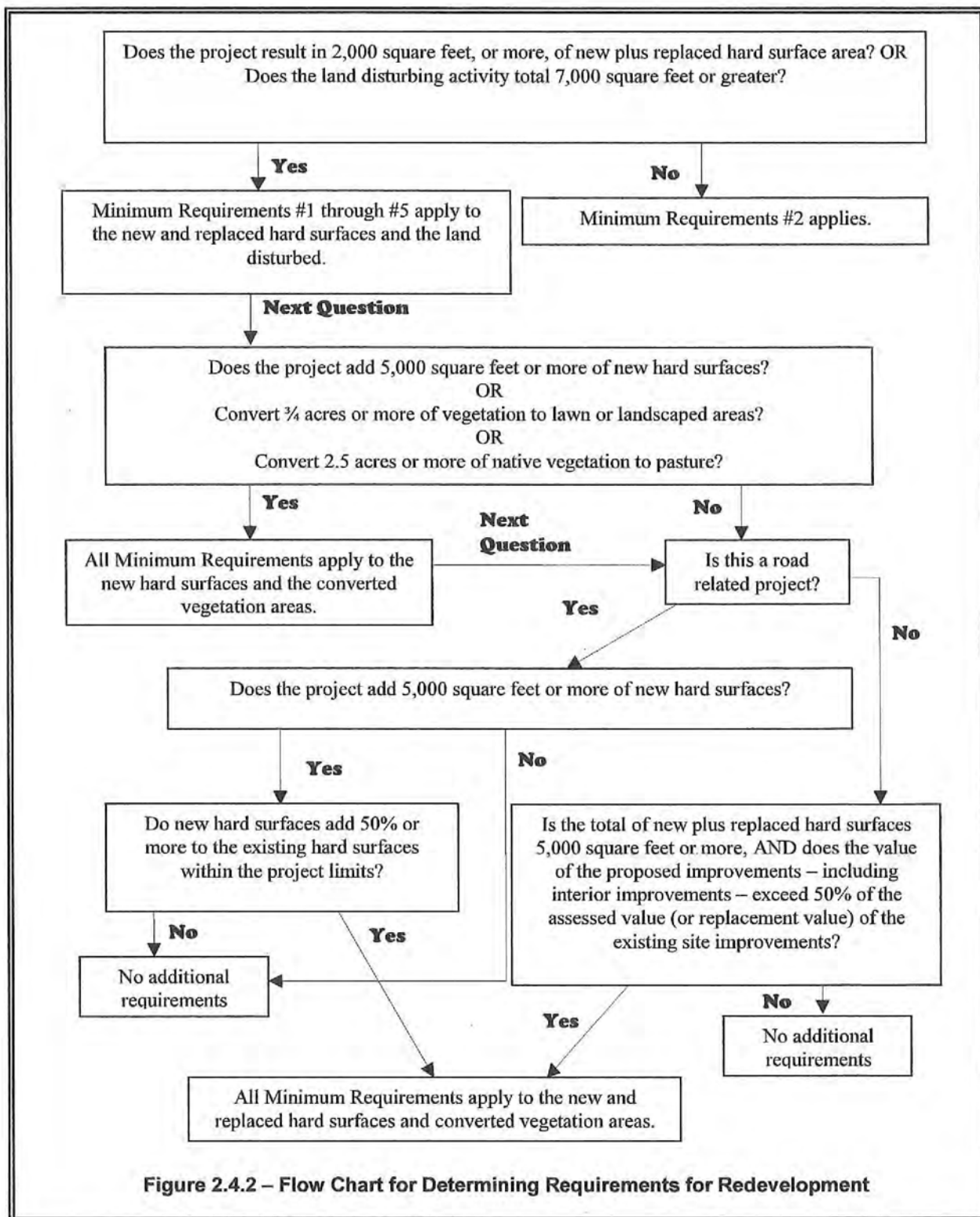
1+50

1+00

0+50

0+00







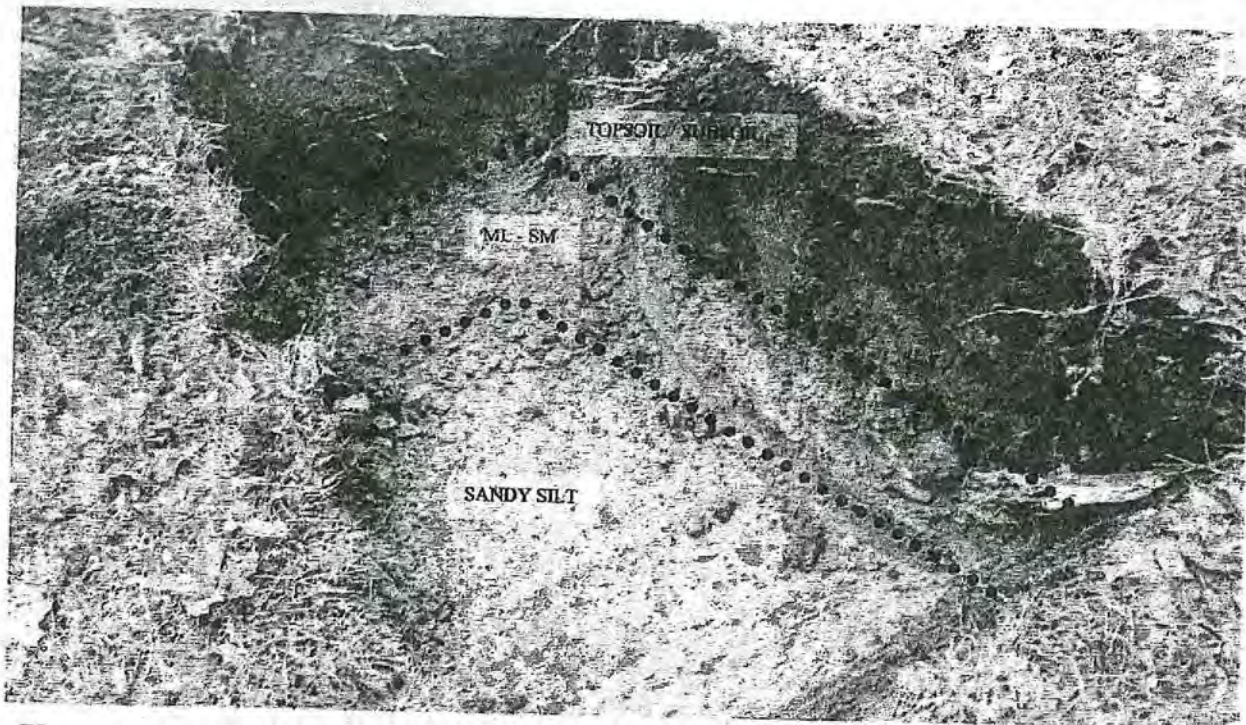


Photo C: Representative soil stratigraphy as viewed at TP-3 location in progress.



Photo D: Northeast corner of site looking west along proposed infiltration alignment. TP-3 location noted, TP-4 location to left of photo.

Appendix B. Photos of Site Exploration



Photo A: North-central end of site, looking west along proposed infiltration alignment. TP-2 is in foreground, TP-1 is in background.



Photo B: South end of proposed road alignment, looking north. Stakes indicate TP-6 location in foreground, TP-5 in background.



DATE: June 6, 2016

TO: Mayor and City Council Members

FROM: Kevin Cricchio, Associate Planner
Department of Planning, Community, & Economic Development

SUBJECT: Appeal of the 38th Street 9 Lot Short Plat, SPL-2015-0006

Mayor and City Council Members,

Good morning to you all. I am writing /emailing you regarding the appeal of the 38th Street 9 Lot Short Plat that goes before tonight's City Council open-record public hearing. Attached hereto is additional information that is part of the record that was inadvertently left out of your packet consisting of the following:

1. Letter to Parties of Record
2. Public Hearing Rules and Procedures
3. Geotechnical & Infiltration Assessment dated 12-10-15
4. Preliminary Drainage Report dated 2-25-16

Hard copies of the items listed above will be provided to you tonight. If you have any questions, please contact me at (360) 630-6270 or by email at kevinc@cityofanancortes.org. Thank you.

Hunt, Marcia

From: Cricchio, Kevin
Sent: Monday, June 06, 2016 11:04 AM
To: Gere, Laurie; City Council
Cc: Measamer, Don; Lange, Steve; Buckenmeyer, Fred; Swetnam, Darcy; Hunt, Marcia
Subject: Appeal of the 38th Street 9 Lot Short Plat, SPL-2015-0006
Attachments: 160516 Planning - 38th SP LT Parties.pdf; 160422 Pub Hearing Rules and Procedures.pdf; 12-10-15 Geotechnical Report.pdf; 2-25-16 Prelim Drainage Report.pdf; Memo to City Council.pdf

6-6-16

RE: Appeal of the 38th Street 9 Lot Short Plat, SPL-2015-0006

Mayor and City Council Members,

Good morning to you all. I am writing /emailing you regarding the appeal of the 38th Street 9 Lot Short Plat that goes before tonight's City Council open-record public hearing. Attached hereto is additional information that is part of the record that was inadvertently left out of your packet consisting of the following:

1. Letter to Parties of Record
2. Public Hearing Rules and Procedures
3. Geotechnical & Infiltration Assessment dated 12-10-15
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5. Memo to City Council

Hard copies of the items listed above will be provided to you tonight. If you have any questions, please contact me at (360) 630-6270 or by email at kevinc@cityofanacortes.org. Thank you.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 630-6270



ANACORTES LEGAL DEPARTMENT

P.O. BOX 547, ANACORTES, WA 98221-0547
DARCY SWETNAM, CITY ATTORNEY

PH (360) 299-1950
FAX (360) 293-1938

EMAIL: darcys@cityofanacortes.org

May 16, 2016

Steve Nicol
Attorney At Law
Nicol Law PLLC
Post Office Box 93
Mount Vernon, Washington 98273

Sara Holahan
1511 38th Street
Anacortes, Washington 98221

Re: 38th Street Short Plat
City of Anacortes File Number SPL-2015-0006

Dear Ms. Holahan and Mr. Nicol,

I write to provide a schedule for resolving the pending appeal of the above-referenced project. Section 16.08.040(B) AMC provides that appeals of tentative short plat approvals shall be scheduled for the "next available council agenda". Planning Director Don Measamer and I have reviewed the upcoming City Council agendas and have determined that the next available agenda is June 6, 2016.

To allow both parties the opportunity to present materials prior to the hearing and to ensure those materials are included in the City Council packet for the June 6th meeting, we must receive all documentation by the following dates:

- Applicant Response to Appeal and supporting documentation or exhibits: By noon on Friday, May 20th
- Appellant Reply to Applicant Response and supporting documentation or exhibits: By noon on Wednesday, May 25th

Please notify me by Wednesday, May 18th if you have conflicts with the above-described schedule.

The appeal hearing on June 6th will be an open record public hearing per Section 16.08.040(B) AMC and will be held at the regular City Council meeting at 6:00 PM in City Council chambers. Each party (Appellant and Applicant) will have fifteen (15) minutes to present their arguments, as well as an additional opportunity to rebut any opponent and public comments. Please be aware that Councilmembers may ask questions of the parties during the proceedings.

Nicol/Holahan

May 16, 2016

Page 2 of 2

For your reference, I have enclosed a guide entitled "Public Hearing Rules and Procedures", which summarizes procedural rules for public hearings before City Council. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Darcy Swetnam
City Attorney
City of Anacortes

cc: Don Measamer, Planning Director
Kevin Cricchio, Associate Planner

Enclosure: *Public Hearing Rules and Procedures*



PUBLIC HEARING RULES AND PROCEDURES

A Citizen's Guide to Public Hearings in the City of Anacortes

The purpose of a public hearing is to give everyone the opportunity to express their views, and to provide evidence in support of those views. These opinions and evidence create part of the record, which the Hearing Body relies on for its findings, conclusions, and decisions.

An Agenda is established for each hearing. The Hearing Body follows the Order of Business on the Agenda unless it is altered by a majority vote.

TYPES OF PUBLIC HEARINGS

Public hearings can generally be classified as either Quasi-Judicial or Legislative.

QUASI-JUDICIAL matters usually involve the property rights of a limited number of individuals and involve distinct proponents or opponents. These types of hearings are subject to stricter procedural standards than legislative matters. Examples are subdivisions and changes of zoning.

LEGISLATIVE matters usually involve issues of Community-wide scope. Examples are changes to ordinances. Legislative decisions are not subject to findings and Order.

TYPES OF HEARING BODIES

The Hearing Body may be one of the following:

- Anacortes City Council
- Planning Commission

HEARING PROCEDURES

These procedures apply to public hearings:

1. The individual presiding over the hearing will call the meeting to order and introduce each new item of business. This individual has the authority to take any necessary measures to control the hearing, to include closing the meeting, clearing the hearing room, and calling the public in one at a time to testify.
2. Members of the City Staff will introduce the Application.
3. Members of the Hearing Body may ask questions of the Planning Staff.

PUBLIC TESTIMONY

1. Anyone wishing to testify must sign in on the sign-in sheet located at the entrance to Council chambers.
2. All testimony before the Hearing Body must be given from the podium so that a transcribable record may be made. Spontaneous comments from the floor are not permitted.
3. Persons testifying are required to state their name and address for the record.
4. Any exhibits which are presented to the Hearing Body will be retained for the record.
5. **APPLICANT:** The Applicant will be given a suitable time period to present their proposal, which will be determined based on the meeting agenda and scope of the proposal.
6. **IN SUPPORT/NEUTRAL/OPPOSED:** Persons in support/neutral/opposed to the proposal will be given a suitable time period to present testimony. The Hearing Body may hear all of the testimony in support, in neutral, then all in opposition, or may alternate. Time limits for public testimony are generally 1 to 5 minutes.
7. **REBUTTAL:** The Applicant will be given a suitable time period to rebut testimony presented, which will be determined based on the meeting agenda and scope of the proposal.
8. The Hearing Body may ask questions during the presentation. Questions to the Applicant from the public must be addressed to the Hearing Body. The Hearing Body will determine whether to ask the question of the Applicant.

HEARING BODY DISCUSSION AND DELIBERATIONS

After closing public testimony, the Hearing Body will discuss the issue and may question the Planning Staff.

The Hearing Body may or may not make a recommendation at the public hearing. The Hearing Body's formal decision is a written report adopted by the Body, entitled "Findings of Fact, Conclusions of Law, and Decision".

The Motion: A recommendation or decision may be issued immediately following the discussion or it may be issued at a later date.

The Vote: The Hearing Body votes on the motion. The vote may be by roll call or, at the discretion of the Chairman, by voice vote.

RULES FOR SUBMITTING EXHIBITS

ALL EXHIBITS, SUCH AS PHOTOGRAPHS, MAPS, VIDEOS, SLIDES, DRAWINGS, OR CHARTS, WHICH ARE PRESENTED TO THE HEARING BODY, WILL BE RETAINED FOR THE RECORD.

ALL EXHIBITS SHALL INCLUDE THE FOLLOWING:

1. The name of the person submitting the exhibit.
2. The name of the person who took the pictures, slide, etc. or who created the chart or drawing.
3. If the exhibit consists of pictures, slides, or videos, the date they were taken.
4. A key mapping the location of each picture, slide, etc. to a site map.

These rules are designed to ensure a fair and orderly decision-making process and to promote public participation in the land use decisions rendered by your local government.

The Staff of the Anacortes Planning Department would be happy to explain this hearing process during office hours:

Monday through Friday, 8:00 a.m. to 5:00 p.m.

Anacortes Planning Department

904 6th Street, P.O. Box 547

Anacortes, Washington 98221

(360) 299-1986

Thank you!

PLEASE NOTE: This handout is for information purposes only, is in no way binding on the City or any party, and does not constitute legal advice. This handout is not intended to alter, amend, or supersede any provision of the Anacortes Municipal Code, but is merely intended to summarize certain sections. Parties are strongly encouraged to read all sections of the AMC relating to their hearing.

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Materials Testing • Special Inspection • Environmental Consulting



December 10, 2015

Mr. Tom Allen, *Allen Construction*
P.O. Box 817
Anacortes, WA 98221
cc: **Ravnik & Associates**

Subject: Geotechnical & Infiltration Assessment
Proposed 38th Street Short Plat
1411 to 1417 38th Street
Anacortes, Washington

MTC Project No.: **15B075-02**

Dear Mr. Allen:

At your request, Materials Testing & Consulting, Inc. (MTC) has completed a targeted geotechnical and infiltration assessment at the above referenced site proposed for residential development as a 9-lot short plat. MTC understands stormwater infiltration facilities are proposed to be aligned East-West along the North property boundary on either side of the access road, with base depths of approximately 4 to 6 feet below final grade. Site development also includes construction of an asphalt-paved public road and cul-de-sac extending from the North boundary at 38th Street southerly to the central area of the property to service future residential lots.

Assessment of soil infiltration characteristics and geotechnical conditions is requested for stormwater facility and roadway design at this time, and will be required by the City of Anacortes for project approval. Therefore, a primary focus of this study was to perform field explorations and laboratory analyses to determine a recommended infiltration rate for the proposed stormwater facility design. At the request of the client and project engineer, this study has also included a limited soil survey of the proposed road corridor in support of geotechnical recommendations for road construction.

MTC has performed this infiltration assessment in accordance with site characterization guidelines presented in the Washington Department of Ecology *Stormwater Management Manual for Western Washington* (SMMWW), 2005 and 2012 editions. Geotechnical aspects related to road construction are addressed in general accordance with applicable building codes and industry standard practices. A summary of MTC's findings, interpretations, and recommendations are provided herein for the client's planning and design of on-site infiltration facilities and plat road development.

Corporate • 777 Chrysler Drive • Burlington, WA 98233 • Phone 360.755.1990 • Fax 360.755.1980
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Site Exploration and Assessment Methodology:

On November 17, 2015, an MTC Engineering Geologist and Staff Geologist visited the site to observe the excavation of test pits for infiltration assessment and geotechnical site characterization. MTC personnel directed excavation of test pits at six locations predetermined by the project Civil Engineer. Explorations were field-located by MTC using existing site features as reference. Test Pits TP-1 to TP-4 were distributed along the north boundary area of the project site, at the location of proposed infiltration facilities west and east of the proposed public access road. Test Pits TP-5 and TP-6 were spaced along the proposed North-South road alignment. Backhoe test pits were completed to depths ranging from 3.5 to 5.8 feet below present grade (BPG) per project requirements for site evaluation. Explorations were monitored by MTC personnel who examined and classified the materials encountered in accordance with the Unified Soil Classification System (USCS) and ASTM D2487, obtained representative soil samples, and recorded pertinent information including soil stratigraphy, soil engineering characteristics, and indications of groundwater or water seepage occurrences. Upon completion, test pits were immediately backfilled with excavated soil tailings.

Grab soil samples were collected from representative soil horizons during test pit excavation in the vicinity of proposed infiltration depths, as depicted on the attached logs. All samples were placed in plastic bags to limit moisture loss, labeled, and returned to MTC's laboratory for analysis and storage. Samples will be retained for a minimum of 90 days from the date of collection.

MTC conducted two Kessler Dynamic Cone Penetrometer (kDCP) tests documenting in-situ soil strength per depth for use in evaluating road subgrade suitability and pavement design parameters. kDCP tests were advanced to depths of approximately 2.8 feet below present grade (BPG) at locations near TP-5 and TP-6, and terminated at practical refusal in consistently resistant conditions. During penetrometer advancement, blow counts were recorded in 5 centimeter increments. Field data was converted to correlative CBR value using proprietary software, shown graphically on the attached logs.

A location and vicinity map is provided in Figure 1, Appendix A1. A provided site map of existing conditions with test locations is provided in Figure 2, Appendix A2. Attached in Appendix B are photos of the site and explorations in progress. Exploration logs are presented in Appendix C, with a USCS classification chart provided as Figure 3. Results of laboratory analyses on soil samples collected during the field visit are attached in Appendix D, Figures 4 and 5.

Site Conditions:

The project site is among a residential neighborhood located approximately 1/4-mile west-southwest of the Highway 20 western terminus as it heads northward into downtown Anacortes. The site vicinity is a gently sloping upland area that is largely developed with single-family residences, yards, and two-lane

streets. The site in full occupies approximately 2 acres. The north half of the site bordering 38th Street was developed historically for several single-story residences, associated out-buildings, and paved driveway accesses, most of which are still present. The south half has remained generally undeveloped aside from small shed or garage structures and grass lawns. Adjacent to the north across 38th street and to the south of the site along Broadview Avenue are clustered residential structures with paved driveways and yards. Bordering to the east and west are similar properties with residences on the north end and open vegetated southern acreage. Directly west of the site is the unimproved “K Street ROW” corridor.

The current assessment was limited to the north portion of the site, proposed for shared infiltration and public cul-de-sac development. The subject area contains three existing city parcels elongated North-South with existing residential structures on the west and east parcels, fronting asphalt-paved driveways, and surrounding large grass yards. The central parcel exhibits a linear paved driveway and small garage structure along the alignment of the proposed road and cul-de-sac. The study area is generally flat with small local rises and swales relating to previous construction of site features. The surface is primarily covered in grass, contains scattered native deciduous trees, and landscaping vegetation near the existing houses (including fruit trees and bushes). Topography is roughly flat to very gently sloping northward. Provided survey information indicates topography at a larger scale falls very gradually from the southwest corner to the northeast corner of the property in full, losing approximately 14 feet over about 400 feet of horizontal distance.

Subsurface Conditions:

Subsurface soil conditions were observed and catalogued during test pit excavations. This section summarizes our general understanding of site soil conditions gained from completing field explorations and laboratory analyses. Soil profiles were relatively consistent among the test locations. Up to five distinct units were observed in test pits, not including local cover fills. Notable variations are described below. Identified units are summarized in Table 1, in order of increasing depth below the surface.

The most significant variation was observed at location TP-2, excavated proximal to the existing landscape and driveway improvements on the western lot. At TP-2, the upper approximately 1 foot consisted of apparent landscape topsoil fill (sandy silt with organics). This was underlain by imported structural fill extending to about 2.0 feet BPG comingled with apparent disturbed native tailings containing scattered debris (brick remnants). Native soils below were not obviously altered, and appeared to follow the generalized soil stratigraphy of the site (Table 1). The TP-2 location was also observed to exhibit locally elevated topography near the paved driveway margin, residing as much as 1.5 to 2.0 feet higher than areas adjacent to the west and north. Therefore, this appears to be a remnant of prior site development and does not reflect broad site conditions.

Table 1. Generalized Soil Stratigraphy

SOIL UNIT	DEPTH (BPG - feet)	DESCRIPTION
Topsoil (OL)	0.0 – 0.8/1.0	Dark brown ORGANIC SILT, soft, moist to wet, common grass and tree roots.
Subsoil (ML)	1.0 – 1.5	Red-brown SANDY SILT, soft to medium stiff, moist, some roots. Locally absent or indistinguishable from Topsoil.
Sandy Silt to Silty Sand (ML-SM)	1.5 – 2.0	Light red-brown SANDY SILT to SILTY SAND with some gravel, stiff/medium dense, wet. Seepage common at lower portion of layer. (Apparent highly weathered horizon)
Silt With Sand (ML)	2.0 – 3.2/3.5	Light brown-gray SILT WITH SAND to SANDY SILT, minor gravel, stiff to very stiff, moist, mottling throughout. (Apparent Weathered Drift)
Sandy Silt-Clay (ML-CL)	3.0/3.5+	Gray SANDY SILT-CLAY with some gravel, very stiff to hard, damp to dry. (Apparent Glacial Drift)

Other variations related to the depth and distinction of cover soils. At northwestern and north-central locations (TP-1, 2, 3), topsoil and subsoil horizons were indistinguishable and ranged from 1.0 to 1.3 feet thick. At TP-4, a distinct subsoil horizon was observed to as deep as 1.6 feet BPG. At TP-5 and TP-6 along the proposed road corridor, topsoil extended to 0.9 to 1.0 feet BPG, followed by subsoil to 1.5 feet BPG. Consistency of the subsoil also varied by location, appearing relatively firm at some locations and depths while locally loose or soft at others. Density/stiffness generally increased with depth.

Kessler DCP data concurs with inferences of soil consistency gathered from test pits. Soils are relatively yielding to 12 to 15 inches depth before increasing to consistently firm condition. Another transition is apparent at about 1.8 to 2.0 feet BPG, after which soils become progressively more stiff with depth.

Observed site soils are generally consistent with mapped soil and geologic conditions. The *Geologic map of the Anacortes South and La Conner 7.5-minute quadrangles, Skagit and Island Counties, Washington*, published by the United States Geologic Survey (Dragovich, 2000) indicates that the site is underlain by Glaciomarine Drift of the Everson Interstade, Fraser Glaciation (Qgdm_c). Qgdm_c consists primarily of silt to silty clay, but locally contains outwash lenses of sands and gravels or rhythmically bedded sections with coarse-grained interbeds. The *NRCS Web Soil Survey* maps the full study area as Coveland Gravelly Loam, formed from glaciolacustrine deposits. The upper profile is described as gravelly to sandy loam, with the lower soils as silty clay, similar to our on-site observations. Seasonal near-surface wetness is common, and the unit is assigned to Hydrologic Soil Group C/D. Water transmission capacity of the lower limiting horizon is described as moderately low to moderately high.

Surface and Subsurface Water Conditions:

The site does not exhibit any permanent surface water features, and none were mapped or observed at bordering areas during MTC's field explorations. Surface stormwater was observed flowing within the 38th Street open collection ditch in the road right-of-way north of the property boundary at the time of the visit. Heavy rainfall occurred prior to and during field work.

A pervasive groundwater table was not encountered. cursory review of available well data from the project vicinity indicates the regional water table resides at depths well below the realm of scope and concern for this assessment.

Shallow water seepage was observed to varying degrees at all test pits. Moderate seepage was typically noted at the northern test pits (TP-1 to TP-4) from approximately 18 to 24 inches BPG. The seepage horizon coincided with the more coarse-grained or highly weathered shallow soils underlain by the more fine-grained units. Seepage was strongest at TP-5, causing flooding of the test pit, which appeared related to nearby roof downspouts discharging in the vicinity. Only minor seepage was noted at TP-6, at the highest elevation and southern-most location explored. The degree and prevalence of water seepage was interpreted to be related to the ongoing storm event at the time of field work.

Some amount of perched localized or transient water is anticipated to be present commonly in the wet season due to the relatively lower permeability of soils at depth versus cover soils. Based on the field observations and gradual northward site gradient allowing for subsurface drainage, development of a pervasive perched water table in the wet season is interpreted to be unlikely. MTC's scope of assessment did not include wet season monitoring, conclusive determination of peak seasonal groundwater elevations, or direct measurement of regional groundwater elevations past the depths explored.

Infiltration Assessment:

Gradation Analysis Method & Results

During test pit excavations, MTC collected representative samples of soil horizons near anticipated infiltration depth within test pits along the proposed infiltration facility alignment. According to the project designer, the target depth for infiltration is typically 4 to 5 feet BPG, based on initial design efforts and the type of system (described below) as well as anticipated final grades.

Laboratory gradation analyses were completed including sieve and hydrometer tests for stormwater design characterization and rate determination to supplement field observations (Figure 4 & 5). Results were applied to the Massmann (2003) equation (1) to calculate Ksat representing the initial saturated hydraulic conductivity, per the method of the 2012 DOE SMMWW Volume III 3.3.6.3.

$$(1) \quad \log_{10}(K_{sat}) = -1.57 + 1.90 \cdot D_{10} + 0.015 \cdot D_{60} - 0.013 \cdot D_{90} - 2.08 \cdot ff$$

Table 2 reports for each sample the input laboratory values and calculated Ksat. Corrected Ksat values presented below are a product of the initial Ksat and correction factor CFT. We have applied a typical site variability factor of CFv = 0.5 along with the SMMWW suggested values of CFt = 0.4 (for the Grain Size Method) and CFm = 0.9 (assuming standard influent control). Considering the observed broad consistency of soil conditions encountered, the CFv factor of 0.5 appears suitable for design purposes utilizing gradation analysis at the project site.

$$(2) \quad CFT = CF_v \times CF_t \times CF_m = 0.5 \times 0.4 \times 0.9 = 0.18$$

Table 2. Results of Massmann Analysis

PIT #	Depth (BPG)	USCS	D10	D60	D90	Ff (%)	Ksat (inches/hour)	Corrected Ksat (inches/hour)
1	2.0	ML	0.0005	0.035	0.385	76.4	0.97	0.18
2	3.5	ML	0.001	0.07	3.616	60.4	1.91	0.34

Facility Design Discussion

MTC understands the infiltration system is undergoing design at this time, and pending the results of this assessment to confirm general site feasibility. We are informed the system is anticipated to consist of two linear beds 11 feet wide oriented East-West and located on either side of the proposed plat road adjacent to the north property boundary. The base of the system will be on average 4 to 5 feet below present grade. The primary component will consist of open-bottom hemispherical cross-section linear storage arches (StormTech SC-740 or similar), placed over 6 inches of clean drain rock. The facility will be responsible for infiltrating a portion of the total site stormwater load, with the remaining entering the municipal stormwater utility after having been conveyed through a control CB structure to regulate the release of detained runoff water. Overflow protections will also be incorporated, discharging to the available utility as a safeguard for peak storms or prolonged events.

Grain Size analysis methods yielded design Ksat values ranging from 0.18 to 0.34 inches/hour corresponding to native intact soils beginning at approximately 2 feet BPG and extending to at least 5 to 6 feet BPG (maximum depth explored). The upper soils were observed in test pits and confirmed by gradation analysis to be Silt With Sand, interpreted as weathered glacial drift. Lower in the section, past approximately 3.5 feet on average the Sandy Silt-Clay appears to be correlated with unweathered glacial drift deposits but contains higher sand and gravel components versus the shallow soil. The higher hydraulic conductivity for deeper soils resulting from grain size analysis methods corresponds to elevated coarse-grained content in the sample and observed generally in the field.

Although the deeper soils obtained a higher infiltration rate from laboratory testing, field observations and in-situ soil consistency should be factored in to determine a most suitable design rate. The upper soils displayed a generally stiff to very stiff consistency, typical for a weathered drift horizon. Underlying soils became more stiff or dense with greater depth below about 3.5 feet BPG. This increase in in-situ density is reasonably expected to reduce the infiltration rate versus the laboratory-derived value. Therefore, we recommend further reducing the Corrected Ksat to a maximum design rate of **0.13 inches/hour**. This equates to an additional factor of safety from the Table 2 values of FS ~ 1.5 and FS ~ 3 for the upper and lower horizons respectively.

Geotechnical Recommendations for Road:

Based on the results of the targeted soil survey utilizing backhoe test pits and kDCP testing along the proposed public road alignment, the site appears generally suitable for roadway construction as depicted on the provided site plans. This section addresses design considerations and general geotechnical recommendations for site preparation. MTC can be contacted for additional recommendations if required.

CBR Determination

The soil profile at test pits TP-5 and TP-6 at the mid-point and near the south end of the proposed road is laterally consistent and correlative with other locations at the site's north end. Dark brown, soft, organic-rich topsoils were present to approximately 0.8 to 1.0 feet BPG. Red-brown subsoils of typical medium stiff consistency were present until 1.5 feet BPG maximum, underlain by stiff to very stiff silt. Topsoils and organic materials are recommended to be stripped from beneath the road path. Based on Kessler DCP results and direct observations, the subsoil of sandy silt appears generally suitable to remain, although local areas may require recompaction or overexcavation due to loose or moisture-sensitive conditions encountered during construction, or the presence of large roots as observed occasionally in test pits.

Kessler DCP results attached indicate CBR values per depth. For a road section designed to be constructed with the minimum level of stripping and relatively equal or higher elevation, a subgrade CBR of 5 is assigned corresponding to the subsoil horizon directly beneath topsoil. A subgrade CBR value of 10 is suitable for use with soils below 1.5 feet BPG, if greater stripping is anticipated for final design. Presently, final road grade is anticipated to be roughly equivalent to existing grade for the first 150 feet south of 38th Street. The cul-de-sac area will be raised from current grade by approximately 0.5 feet to 2.0 feet, with greatest fills applied to the east portion of the circle. Therefore, minimum stripping depths and shallow subgrades are assumed to apply for the below discussion.

Pavement Section Discussion

We are informed the proposed road is classified as “non-arterial”, and minimum section requirements are cited by the City of Anacortes specification STR-15.2 to consist of the following:

- 3” Class B Asphalt Concrete Pavement
- 3” Crushed Surfacing Top Course (CSTC)
- 6” Gravel Borrow

At this time, the project civil engineer intends to apply this prescriptive pavement section assuming it is feasible for the site conditions encountered. In our opinion, the pavement section is suitable for use given the results presented herein and the estimated traffic loading.

Ground stabilization fabric is not anticipated to be required as a blanket measure, assuming road and site preparation construction occurs in the dry season. However, if construction is undertaken in wet conditions and the silty subgrade is marginally suitable or difficult to compact due to elevated moisture content, ground fabric may be sufficient as a contingency to avoid overexcavation. In this case, we recommend using at minimum a medium-strength non-woven fabric such as Mirafi 160N (6oz) or equivalent to remediate marginal subgrades on an as needed basis. MTC should be contacted to evaluate the suitability of subgrade and fabric placement.

A portion of the final road alignment will be established as a construction entrance. According to the designer, it is anticipated to place the Gravel Borrow section for construction use, then later apply the CSTC and pavement cap. We recommend the haul corridor receive a minimum 9-inch section of Gravel Borrow to help protect the subgrade from construction deterioration. During remaining road preparations and prior to capping with finish materials, we recommend the haul corridor be proof-rolled to identify any excessively rutting or pumping locations. If present, yielding locations should be excavated to firm subgrade and replaced with new Gravel Borrow fill.

General Road Site Preparations

MTC recommends removing uncontrolled fills if present, topsoils and landscape materials, as well as any organic or unsuitably loose or soft subgrade soils from beneath pavement areas. Anticipated stripping depths are noted generally above. All exposed subgrades should be in a firm and unyielding condition prior to commencing further road preparations. Locally loose conditions disturbed during site preparations or root removal may be recompacted in place as possible and evaluated for suitability. If unsuitably organic, loose or yielding conditions are encountered at a given subgrade location and depth,

MTC recommends over-excavating to suitably firm conditions and replacing to proposed subgrade level with structural fill per the guidelines recommended below.

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, exposed subgrade soils should be evaluated under the guidance of an MTC representative. Where appropriate, the subgrade should be proof-rolled with a minimum of two passes with a fully loaded dump truck, water truck or scraper. In circumstances where this seems unfeasible, an MTC representative may use alternative methods for subgrade evaluation.

Due to the nature of the site as a pre-developed property as well as from geotechnical site explorations conducted for the current assessment, some locations within the road footprint have been disturbed to a greater depth and may require additional preparation to establish firm subgrade. As these locations are identified during construction by methods noted above, the site preparation contractor is responsible for completing the necessary local remediation in accordance with the recommendations herein.

Site Preparation, Erosion Control, and Wet Weather Construction

The existing fill soils and native silty subgrade may be moisture sensitive and could become loose or soft and difficult to compact or traverse with construction equipment when wet. During wet weather, the contractor should take measures to protect the exposed subgrades and limit construction traffic during earthwork activities. Earthen berms or other methods should be used where necessary to prevent runoff from draining into excavations. All runoff should be collected and disposed of properly. Measures may also be required to reduce the moisture content of on-site soils in the event of wet weather. These measures can include, but are not limited to, air drying and soil amendment, etc.

Once road subgrade has been approved, further measures should be implemented to prevent degradation or disturbance of the subgrade. These measures could include, but are not limited to, placing a layer of crushed rock or lean concrete on the exposed subgrade, or covering the exposed subgrade with a plastic tarp and keeping construction traffic off the subgrade.

Since soils may be difficult to work with during periods of wet weather due to elevated soil moisture content, and frozen soil is not suitable for use as structural fill, we recommend that earthwork activities generally take place in late spring, summer or early fall. Dewatering efforts may be required locally depending on total excavation depth, season of construction, and weather conditions during earthwork.

Structural Fill Materials and Compaction

All material placed below structures or pavement areas should be considered structural fill. Structural fill material shall be free of deleterious material, have a maximum particle size of 6 inches, and be compactable to the required compaction level.

Existing site uncontrolled fills and native soils consisting primarily of silt are not anticipated to be suitable for re-use as structural fill. Imported material can be used as structural fill. MTC recommends imported structural fill material should conform to Section 9-03.14(1), Gravel Borrow, of the most recent edition (at the time of construction) of the State of Washington Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications)*. Alternative materials of equal or greater structural value commonly employed in road construction can also be used per the design engineer. To facilitate construction in various conditions, we generally recommend a maximum fines content (percent passing #200) of 7 percent for structural fills.

Prior to placement and compaction, structural fill should be moisture conditioned to within 3 percent of its optimum moisture content. Loose lifts of structural fill shall not exceed 12 inches in thickness; thinner lifts will be required for walk-behind or hand operated equipment.

We recommend structural fill placement and compaction be verified by an MTC representative. A sufficient number of tests should be performed to verify compaction criteria are met. The number of tests required will vary depending on the fill material, its moisture condition and the equipment being used. Initially, more frequent tests may be required while the contractor establishes the means and methods required to achieve proper compaction.

We recommend all structural fill be compacted to a dense and unyielding condition and to a minimum percent compaction based on its modified Proctor maximum dry density as determined per ASTM D1557. Structural fill placed beneath each of the following shall be compacted to the indicated percent compaction, or as required by the design engineer:

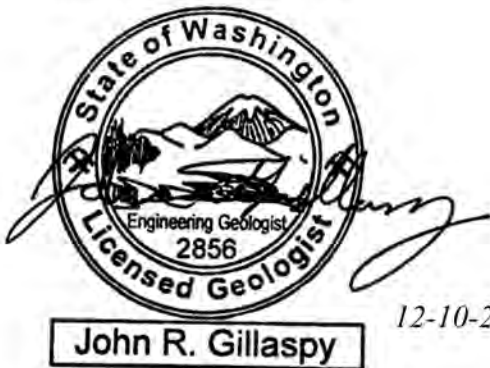
Pavement Subgrades (upper 2 feet):	95 Percent
Pavement Subgrades (below 2 feet):	90 Percent
Utility Trenches (upper 4 feet):	95 Percent
Utility Trenches (below 4 feet):	90 Percent

Closing Remarks:

MTC recommends that we be contacted to review proposed infiltration facility, road construction and site preparation plans and project specifications, to ensure they are consistent with the intent of the recommendations provided herein. In addition, MTC recommends that we be contacted for construction phase testing, observation, and engineering consultation services. Such services may include but are not limited to earthwork support consulting, subgrade bearing and infiltration verifications, compaction testing of structural fills, laboratory materials analysis, and special inspections if required.

Mr. Allen, we trust this report presents the information you require. If you have questions, please do not hesitate to call.

Respectfully Submitted;



12-10-2015

John R. Gillaspy, L.E.G.
NW Region Geotechnical Division Manager



Michael Furman, G.I.T.
Staff Geologist

Attached: *Limitations and Use of this Report*
 Appendix A1. Location and Vicinity Map
 Appendix A2. Site Plan Excerpt with Test Locations
 Appendix B. Photos of Site Exploration
 Appendix C. Exploration Logs
 Appendix D. Laboratory Results

Limitations and Use of This Report

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, our field observations and exploration and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, MTC shall be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations shall also be reviewed.

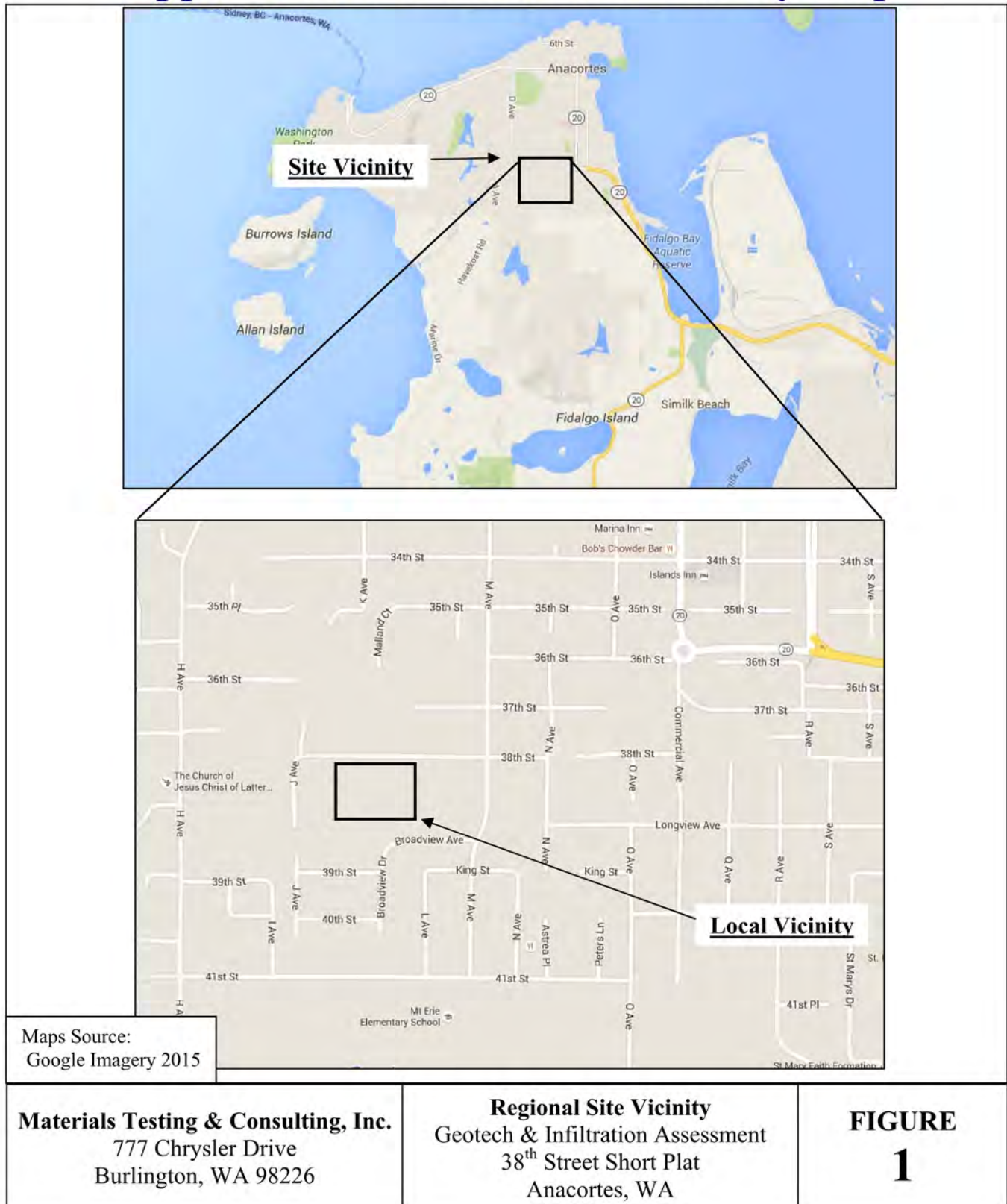
We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, expressed or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or “included by reference”, as that latter term is used relative to contracts or other matters of law.

This report may be used only by Allen Construction and their design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

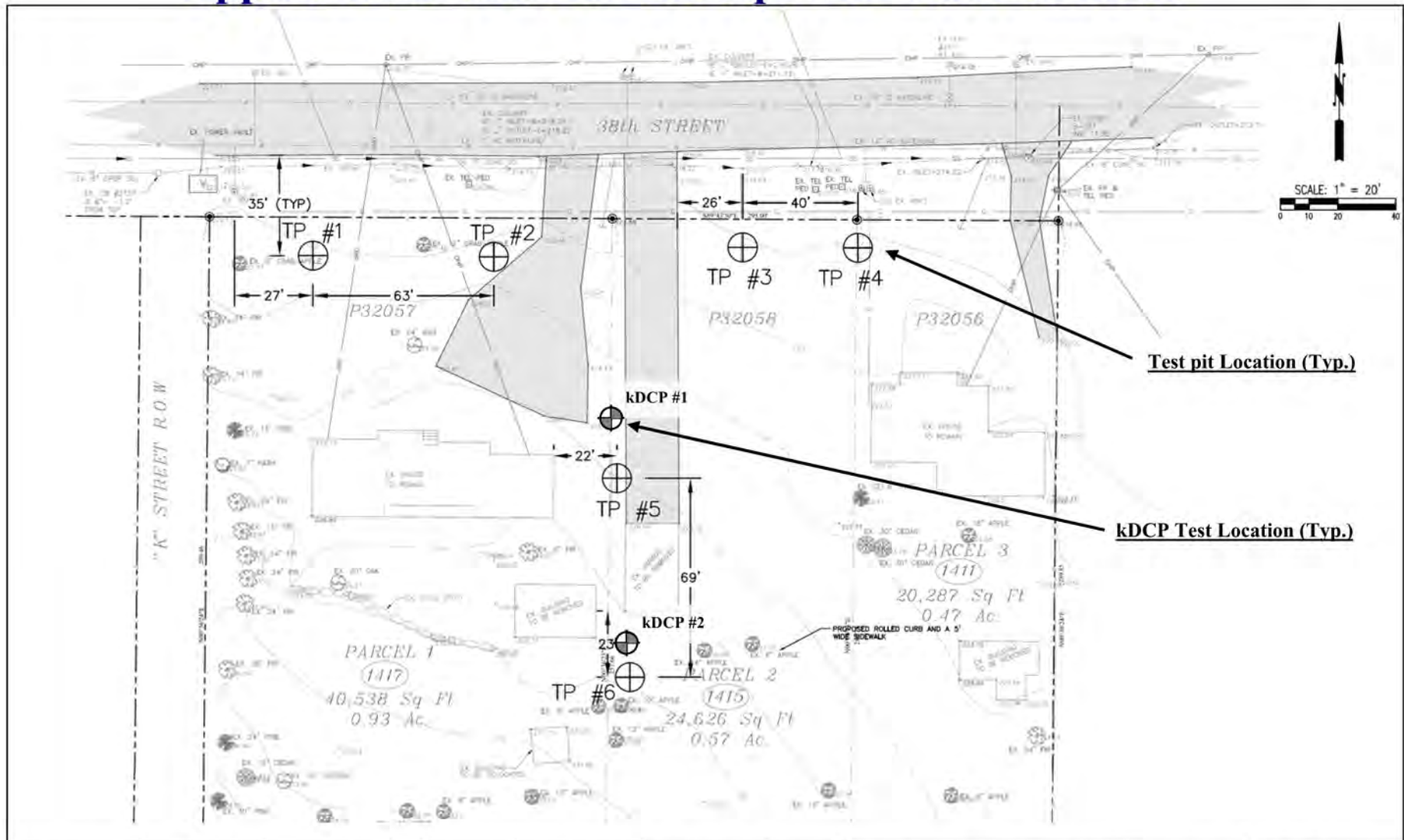
Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Allen Construction or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Allen Construction agrees to defend, indemnify, and hold MTC harmless from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Appendix A1. Location and Vicinity Map



Appendix A2. Site Plan Excerpt with Test Locations



Test pit Location (Typ.)

kDCP Test Location (Typ.)

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Site Plan with Test Locations
Geotech & Infiltration Assessment
38th Street Short Plat
Anacortes, WA

Base Map: Geotechnical Exhibit
Provided: Ravnik & Associates (11-12-15)
Modified by MTC: MF Date: 12/4/15
RESCALED FROM ORIGINAL
* Not for Construction *

FIGURE
2

Appendix B. Photos of Site Exploration



Photo A: North-central end of site, looking west along proposed infiltration alignment. TP-2 is in foreground, TP-1 is in background.

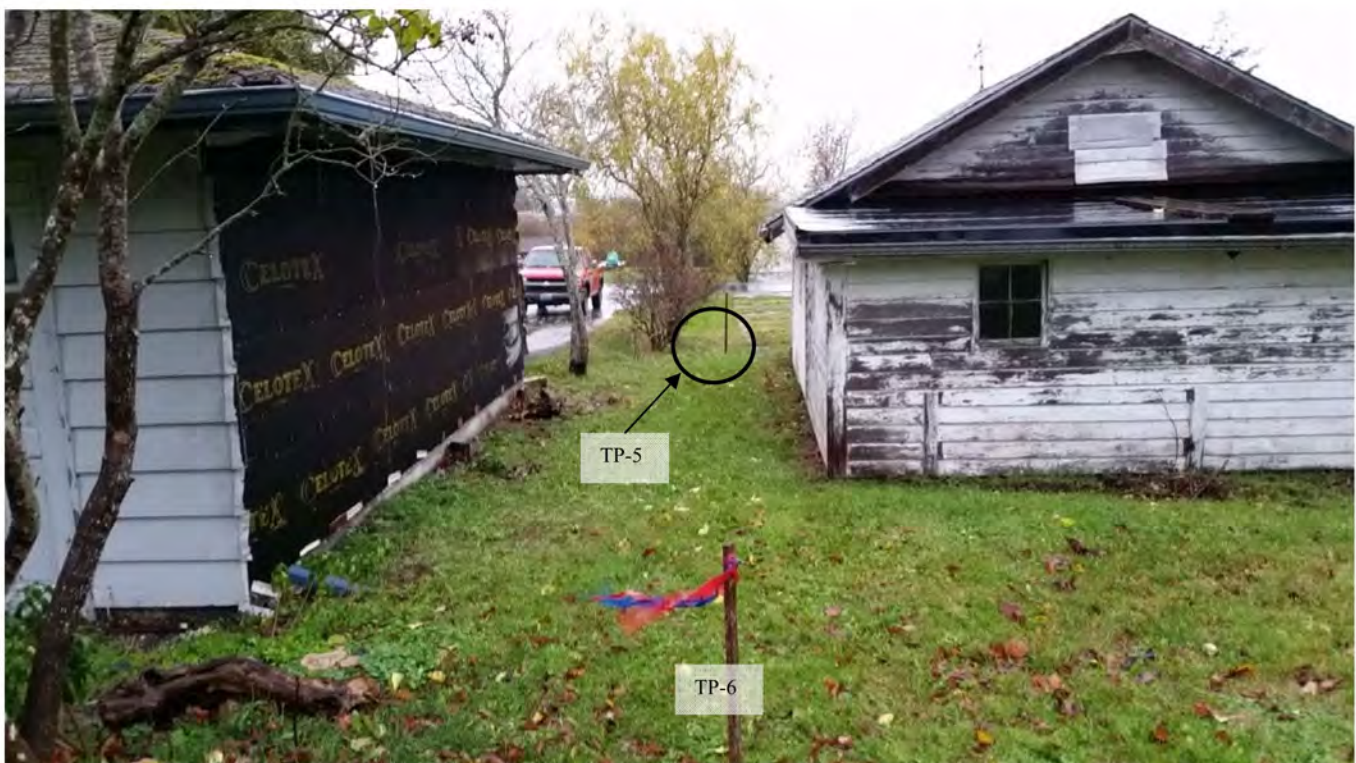


Photo B: South end of proposed road alignment, looking north. Stakes indicate TP-6 location in foreground, TP-5 in background.



Photo C: Representative soil stratigraphy as viewed at TP-3 location in progress.



Photo D: Northeast corner of site looking west along proposed infiltration alignment. TP-3 location noted, TP-4 location to left of photo.

Appendix C. Exploration Logs

Unified Soil Classification System Chart

Major Divisions			Graph	USCS	Typical Description
Coarse Grained Soils More Than 50% Retained On No. 200 Sieve	Gravel More Than 50% of Coarse Fraction Retained On No. 4 Sieve	Clean Gravels		GW	Well-graded Gravels, Gravel-Sand Mixtures
				GP	Poorly-Graded Gravels, Gravel-Sand Mixtures
		Gravels With Fines		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	Sand More Than 50% of Coarse Fraction Passing No. 4 Sieve	Clean Sands		SW	Well-graded Sands, Gravelly Sands
				SP	Poorly-Graded Sands, Gravelly Sands
		Sands With Fines		SM	Silty Sands, Sand-Silt Mixtures
				SC	Clayey Sands, Clay Mixtures
Fine Grained Soils More Than 50% Passing The No. 200 Sieve	Silts & Clays Liquid Limit Less Than 50			ML	Inorganic Silts, rock Flour, Clayey Silts With Low Plasticity
				CL	Inorganic Clays of Low To Medium Plasticity
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	Silts & Clays Liquid Limit Greater Than 50			MH	Inorganic Silts of Moderate Plasticity
				CH	Inorganic Clays of High Plasticity
				OH	Organic Clays And Silts of Medium to High Plasticity
Highly Organic Soils				PT	Peat, Humus, Soils with Predominantly Organic Content

Sampler Symbol Description

	Standard Penetration Test (SPT)
	Shelby Tube
	Grab or Bulk
	California (3.0" O.D.)
	Modified California (2.5" O.D.)

Stratigraphic Contact

	Distinct Stratigraphic Contact Between Soil Strata
	Gradual Change Between Soil Strata
	Approximate location of stratigraphic change

	Groundwater observed at time of exploration
	Measured groundwater level in exploration, well, or piezometer
	Perched water observed at time of exploration

Modifiers

Description	%
Trace	>5
Some	5-12
With	>12

Soil Consistency

Granular Soils		Fine-grained Soils	
Density	SPT Blowcount	Consistency	SPT Blowcount
Very Loose	0-4	Very Soft	0-2
Loose	4-10	Soft	2-4
Medium Dense	10-30	Firm	4-8
Dense	30-50	Stiff	8-15
Very Dense	> 50	Very Stiff	15-30
		Hard	> 30

Grain Size

DESCRIPTION		SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders		> 12"	> 12"	Larger than a basketball
Cobbles		3 - 12"	3 - 12"	Fist to basketball
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb to fist
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea to thumb
Sand	Coarse	#10 - #4	0.075 - 0.19"	Rock salt to pea
	Medium	#40 - #10	0.017 - 0.075"	Sugar to rock salt
	Fine	#200 - #40	0.0029 - 0.017"	Flour to Sugar
Fines		Passing #200	< 0.0029"	Flour and smaller

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

USCS Soil Classification Chart
Geotech & Infiltration Assessment
38th Street Short Plat
Anacortes, WA

FIGURE
3

MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES			Test Pit Log TP-1				
38th Street Short Plat 1417 38th Street Anacortes, WA			Date Started : 11/17/15 Date Completed : 11/17/15 Sampling Method : Grab Samples Location : 30'E, 35'S from corner of "K" Street ROW and 38th Street Logged By : John Gillaspay and Michael Furman				
MTC Project No. 15B075-02							
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Water Level	Sample	% Finer than #200	% Moisture
0			TOPSOIL/SUBSOIL: ORGANIC SILT, some sand, soft, moist to wet, common roots. Dark BROWN.				
1	OL-ML						
2	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Moderate water seepage at 18" to 24".				
3	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.	X		76.4	25.7
4							
5	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)	X			
6			T.D. = 5.8' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Moderate seepage observed at 18" to 24" depth.				

12-04-2015 2:\Burlington Office\Geotechnical Services\1 Burl\2015\38th Street SP Tom Allen\Logs\TP-1.log

MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES			Test Pit Log TP-2				
38th Street Short Plat 1417 38th Street Anacortes, WA			Date Started : 11/17/15 Date Completed : 11/17/15 Sampling Method : Grab Samples Location : 93'E, 35'S from corner of "K" Street ROW and 38th Street Logged By : John Gillaspay and Michael Furman				
MTC Project No. 15B075-02							
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Water Level	Sample	% Finer than #200	% Moisture
0	ML		TOPSOIL: SANDY SILT, common organics, soft, moist. DarkBROWN. (Apparent landscaping topsoil)				
1	GM		FILL: SILTY GRAVEL WITH SAND, loose to medium dense, moist. Medium BROWN. (Apparent imported structural fill for driveway)				
2	OL-ML		ORGANIC SILT, some sand, soft, moist to wet, common roots to 2.7'. Dark BROWN. (Apparent original topsoil horizon)				
3	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Moderate water seepage at 3.0' to 3.5'				
4	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.				
5	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)				
6			T.D. = 5.2' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Moderate seepage observed at 3.0' to 3.5' depth.				

12-04-2015 2: Burlington Office/Geotechnical Services1 Bur/201538th Street SP Tom Allen/Loga/TP-2 bor

MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES			Test Pit Log TP-3				
38th Street Short Plat 1417 38th Street Anacortes, WA			Date Started : 11/17/15 Date Completed : 11/17/15 Sampling Method : Grab Samples Location : 175'E, 40'S from corner of "K" Street ROW and 38th Street Logged By : John Gillaspay and Michael Furman				
MTC Project No. 15B075-02							
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Water Level	Sample	% Finer than #200	% Moisture
0	OL-ML		TOPSOIL/SUBSOIL: ORGANIC SILT, some sand, soft, moist to wet, common roots. Dark BROWN to Medium RED-BROWN.				
1							
	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Moderate water seepage at 18" to 22".				
2	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.				
3							
	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)				
4	T.D. = 4.0' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Moderate seepage observed at 18" to 22" depth.						
5							
6							

12-04-2015 2: Burlington Office\Geotechnical Services\1 Bun\2015\38th Street SP Tom Allen\Loga\TP-3.bor

MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES			Test Pit Log TP-4					
38th Street Short Plat 1417 38th Street Anacortes, WA			Date Started	: 11/17/15				
			Date Completed	: 11/17/15				
			Sampling Method	: Grab Samples				
			Location	: 215'E, 35'S from corner of "K" Street ROW and 38th Street				
MTC Project No. 15B075-02			Logged By	: John Gillaspay and Michael Furman				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION		Water Level	Sample	% Finer than #200	% Moisture
0	OL		TOPSOIL: ORGANIC SILT, soft, moist to wet, common roots. Dark BROWN.					
1	ML		SUBSOIL: SANDY SILT, soft to medium stiff, moist, some roots. Medium RED-BROWN.					
2	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Moderate water seepage at 20" to 26".					
3	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.					
4	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)				60.4	15.4
T.D. = 4.0' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Moderate seepage observed at 20" to 26" depth.								
5								
6								

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MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES		Test Pit Log TP-5				
38th Street Short Plat 1417 38th Street Anacortes, WA		Date Started : 11/17/15 Date Completed : 11/17/15 Sampling Method : Grab Samples Location : 145'E, 105'S from corner of "K" Street ROW and 38th Street Logged By : John Gillaspay and Michael Furman				
MTC Project No. 15B075-02						
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Water Level	Sample	% Finer than #200
0	OL		TOPSOIL: ORGANIC SILT, soft, moist to wet, common roots. Dark BROWN.			
1	ML		SUBSOIL: SANDY SILT, soft to medium stiff, moist, some roots. Medium RED-BROWN.			
2	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Moderate water seepage at 18" to 24".			
3	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.			
4	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)			
5			T.D. = 3.6' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Heavy seepage observed at 18" to 24" depth (near roof drain outlet).			
6						

12-04-2015 2: Burlington Office\Geotechnical Services\1 Burl\2015\38th Street SP Tom Allen\Loga\TP-5.log

MATERIALS TESTING & CONSULTING 777 Chrysler Drive, Burlington, WA GEOTECHNICAL SERVICES			Test Pit Log TP-6						
38th Street Short Plat 1417 38th Street Anacortes, WA			Date Started : 11/17/15 Date Completed : 11/17/15 Sampling Method : Grab Samples Location : 145'E, 180'S from corner of "K" Street ROW and 38th Street Logged By : John Gillaspay and Michael Furman						
MTC Project No. 15B075-02									
Depth in Feet	USCS	GRAPHIC	DESCRIPTION			Water Level	Sample	% Finer than #200	% Moisture
0	OL		TOPSOIL: ORGANIC SILT, soft, moist to wet, common roots. Dark BROWN.						
1	ML		SUBSOIL: SANDY SILT, soft to medium stiff, moist, some roots. Medium RED-BROWN.						
	ML-SM		SANDY SILT to SILTY SAND, some gravel, medium stiff to stiff/medium dense, wet. Light RED-BROWN. Minor water seepage at 22" to 24".						
2	ML		SILT WITH SAND to SANDY SILT with minor gravel, stiff to very stiff, moist to damp. Light BROWN-GRAY with orange mottling.						
3	ML-CL		SANDY SILT-CLAY with some gravel, very stiff to hard with depth, damp to dry. Medium GRAY. (Apparent Glacial Drift deposit)						
			T.D. = 3.5' BPG Test Pit terminated at proposed depth in hard conditions. Groundwater Table not encountered. Minor seepage observed at 22" to 24" depth.						
4									
5									
6									

12-04-2015 2: Burlington Office\Geotechnical Services\1 Burl\2015\38th Street SP Tom Allen\Loga\TP-6.jpg

Soil Type _____

☐ CH

☐ CL

☒ All other soils

The figure is a DCP-1 Plot of CBR Data. The vertical axis represents depth in inches (0 to 40) and millimeters (0 to 1016). The horizontal axis represents the CBR value on a logarithmic scale (0.1 to 100.0). The data is plotted as a red step-like curve.

Depth (in.)	Depth (mm)	CBR Value
0	0	~1.0
~4	~102	~1.0
~6	~152	~4.0
~14	~354	~10.0
~16	~406	~15.0
~22	~559	~25.0
~24	~609	~35.0
~26	~660	~45.0
~30	~762	~60.0
~32	~813	~70.0
~34	~863	~80.0
~36	~914	~90.0
~38	~965	~100.0
~40	~1016	~100.0

Soil Type _____

☐ CH

☐ CL

☒ All other soils

The figure is a semi-logarithmic plot with Depth in inches on the left y-axis and Depth in millimeters on the right y-axis. The x-axis is logarithmic, ranging from 0.1 to 100.0. A red step-like curve is plotted, starting at approximately (4, 127) and ending at (100, 889). The curve shows a series of steps, indicating discrete measurements or intervals.

Depth (in.)	Depth (mm)
4	127
10	254
20	508
25	635
30	762
35	889

Appendix D. Laboratory Results

Hydrometer Report

Project: 38th St. Short Plat		Date Received: 17-Nov-15		ASTM D 2487 Soils Classification	
Project #: 15B075-02		Sampled By: M. Furman / J.		ML, Silt with Sand	
Client: Allen Construction		Date Tested: 21-Nov-15		Sample Color	
Source: TP-1 @ 2'		Tested By: C. Meredith		gray/brown	
Sample#: B15-0761					
ASTM D-422, HYDROMETER ANALYSIS				ASTM C-136	
Assumed Sp Gr : 2.70				Sieve Analysis	
Sample Weight: 101.90 grams				Grain Size Distribution	
Hydrosopic Moist.: 1.20%					
Adj. Sample Wgt : 100.69 grams					
Hydrometer					
Reading	Corrected	Percent	Soils Particle	Sieve	Percent
Minutes	Reading	Passing	Diameter	Size	Passing
2	59	56.4%	0.0244 mm	3.0"	100%
5	54	51.6%	0.0164 mm	2.0"	100%
15	47	44.9%	0.0102 mm	1.5"	100%
30	47	44.9%	0.0072 mm	1.25"	100%
60	44	42.0%	0.0052 mm	1.0"	100%
250	34	32.5%	0.0028 mm	3/4"	100%
1440	26	24.8%	0.0012 mm	5/8"	100%
				1/2"	100%
				3/8"	100%
				1/4"	99%
				#4	99%
				#10	97%
				#20	93%
				#40	92%
				#100	80%
				#200	76.4%
				Silts	76.0%
					66.5%
					53.7%
				Clays	41.1%
					28.6%
				Colloids	20.2%

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: TP-1 @ 2.0'
Geotech & Infiltration Assessment
38th Street Short Plat
Anacortes, WA

FIGURE
4

Hydrometer Report

Project: 38th St. Short Plat	Date Received: 17-Nov-15	ASTM D 2487 Soils Classification
Project #: 15B075-02	Sampled By: M. Furman / J.	ML, Sandy Silt
Client : Allen Construction	Date Tested: 21-Nov-15	Sample Color
Source: TP-4 @ 3.5'	Tested By: C. Meredith	gray/brown
Sample#: B15-0762		

ASTM D-422, HYDROMETER ANALYSIS				ASTM C-136		
Assumed Sp Gr : 2.70 Sample Weight: 101.46 grams Hydrosopic Moist.: 0.90% Adj. Sample Wgt : 100.56 grams				Sieve Analysis Grain Size Distribution		
				Sieve Size	Percent Passing	Soils Particle Diameter
				3.0"	100%	75.000 mm
				2.0"	100%	50.000 mm
				1.5"	100%	37.500 mm
				1.25"	100%	31.500 mm
				1.0"	100%	25.000 mm
				3/4"	97%	19.000 mm
				5/8"	96%	16.000 mm
				1/2"	96%	12.500 mm
				3/8"	96%	9.500 mm
				1/4"	94%	6.300 mm
				#4	93%	4.750 mm
				#10	86%	2.000 mm
				#20	82%	0.850 mm
				#40	80%	0.425 mm
				#100	65%	0.150 mm
				#200	60.4%	0.075 mm
				Silts	60.2%	0.074 mm
					55.3%	0.050 mm
					47.8%	0.020 mm
				Clays	26.5%	0.005 mm
					17.2%	0.002 mm
				Colloids	10.4%	0.001 mm

USDA Soil Textural Classification		
		Particle Size
% Sand:	35.9%	2.0 - 0.05 mm
% Silt:	44.2%	0.05 - 0.002 mm
% Clay:	19.9%	< 0.002 mm
USDA Soil Textural Classification		
Loam		

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: TP-4 @ 3.5'
Geotech & Infiltration Assessment
38th Street Short Plat
Anacortes, WA

FIGURE
5

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

PRELIMINARY DRAINAGE REPORT
for
9-LOT RESIDENTIAL SHORT PLAT
on
38TH STREET
February 25th, 2016



This preliminary drainage report has been prepared to address the storm water design necessary to mitigate the runoff from the proposed residential development of nine single family lots on three parcels of land owned by Tom and Pam Allen. This report is preliminary in nature and is intended to be used for the Preliminary Short Plat submittal to the City of Anacortes for this project.

The residential development proposed herein is to occur on parcels P32055, P32056, and P32057 which are located within the City of Anacortes. The three parcels have a current address of 1411, 1415, and 1417 38th Street, Anacortes, Washington. Subdivisionally, the subject parcels are located within the Southeast 1/4 of Section 25, Township 35 N., Range 1 E.

The total project area consist of approximately 1.96 acres and is located on the south side of 38th Street, approximately 470 feet west of "M" Avenue. The property is generally sloped downhill northeasterly from the projects southwest corner with slopes from 5-6%. Please refer to the accompanying Existing Conditions Plan for the terrain conditions. There are two existing residences, a garage, and four out buildings located within the project site. These residences were constructed in 1955 and 1956 per Skagit County records. Along with the two existing single family houses and other out buildings within the on the site, there are two existing asphalt driveways and the remainder of the project site is grass-covered with various trees. Historical photographs from Skagit County's website, for the year 1969 confirms the historical use of the property as having residential activities and yard area with various trees.

The subject parcel is currently zoned Residential, R2, as shown on the attached zoning exhibit. Surrounding properties to the north, east, south, and west are also zoned Residential (R2).

Per the USDA Soil Survey, two types of onsite soils exist as denoted on the enclosed NRCS Soil Resource Report Exhibit attached. Within a small area at the southeast corner of the site, the soils are identified as Bow urban land complex (#20). Bow urban land complex is noted as being very deep somewhat poorly drained soil and having a hydrologic group classification of "D". The soils within the majority of the site are noted as Coveland gravelly loam (#35), a very deep, somewhat poorly drained soil also having

a hydrologic group classification of "D". Refer to the attached soils information from the National Resources Conservation Services and the Soils Conservation Services Soil Survey for Skagit County located within appendix C of the SEPA checklist submitted with this report.

In addition, MTC, Inc. has prepared a Geotechnical Report for this project, dated December 10th, 2015, which more specifically addresses the onsite soils for stormwater design purposes. A copy of this report is included within the short plat application being submitted with this report.

This preliminary report has been prepared to meet the requirements of the 2005 Department of Ecology Storm Water Manual and City of Anacortes regulations. The analysis represented herein, will be performed using the continuous Western Washington Hydrology Model (WWHM3), as incorporated in software created by Clear Creek Solutions. This methodology for calculating developed stormwater runoff rates is consistent with the requirements from the 2005 Department of Ecology Stormwater Management Manual. The WWHM software uses long-term local hourly precipitation, running HSPF in the background to generate 40+ years of hourly rainfall data. Stormwater runoff is computed for both pre-developed and post-developed land use conditions.

PRE-DEVELOPED CONDITIONS

The 1.96 acre area project area proposed for residential development herein exists today with two single-family residences, a garage, four out buildings, and three paved driveways, with the remainder of the site covered with maintained grass and sparse small trees. The two existing residences are to remain. The easterly of the existing residences is served by an asphalt driveway along the east side of the site which is to remain. The westerly of the existing residences is served by a driveway which is to be removed for the construction of the new plat road. This driveway will be relocated to the westerly side of the project, and extend southerly from 38th street within a panhandle area proposed to serve the existing residence.

The 1.96 acre basin area encompasses property where development will occur and will be used to determine the predeveloped flow duration curve which would generally determine the allowable stormwater detention and release system for a project. However if the project is drained by a conveyance system comprised entirely of manmade conveyance elements, has sufficient hydraulic capacity to convey runoff discharged from the site, and is discharged to a unrestricted salt water body (Fidalgo Bay), no Flow Control/Detention is required for this project. The City has recommended this design can be used if conveyance upgrades are made to the stormwater piping system at the intersection of 38th Street and M Avenue Street, located approximately 470 feet offsite to the east of the project. Per City staff the undersized piping at 38th and M is the only downstream capacity issues are located at this intersection.

Since no detention is required for this project, and analysis of the pre-developed condition is not necessary, it is included herein. Since the downstream subbasins have had greater than 40% total impervious surfaces since 1985, the pre-developed condition assumed will be the currently existing land cover conditions per the 2005 Department of Ecology Stormwater Manual Volume 1, Section 2.5.7.

The pre-developed compliance curve generated from the 1.96 acres of buildings, driveways, and lawn area is noted in the WWHM information as 501 POC1. The following is design information used to create the pre-developed analysis:

Basin Area = 1.96 acres

0.09 acres impervious (Ex. Houses to remain)

0.05 acres impervious (Ex. Out Buildings to be removed)

0.10 acres impervious (Ex. Asphalt)

1.72 acres lawn

1.96 acres

Based on the conditions listed above, representing design information for the Pre-developed basin, the following flow information was determined using WWHM software:

Flow Frequency Return Periods for Pre-developed. (501 POC #1)

<u>Return Period</u>	<u>Flow (cfs)</u>
2 year	0.1077
5 year	0.1743
10 year	0.2314
25 year	0.3209
50 year	0.4020
100 year	0.496943

POST-DEVELOPED CONDITIONS

Using WWHM, a flow duration curve is determined for the post-developed condition. This uses the combined flow generated by the addition of impervious surfaces from the development of the 9 residential lots proposed within the basin area. New driveways to serve new house sites will be constructed with a cross slope to direct runoff to disperse onto adjoining lawn areas. The dispersion of seven proposed driveways, each assumed to be 1,000 sf, will allow 7,000 sf (0.16 acres) of impervious area to be modeled as lawn. For the purposes of this report it will be assumed that each new house site will create 1,800 square feet of roof area, therefore eight (7 new + 1 future) homes equates to a total of 14,400 square feet (0.33 acres) of new impervious surface. A future home is accounted for within this analysis due to the fact that in the future Lot 9 may be further subdivided when allowed by City code, which would allow for one additional house. In addition to the new houses, a new garage building (24'x36') and driveway are proposed to serve the westerly existing residence located on proposed Lot 2. The resulting Post-developed, unmitigated flow information is noted as "801 POC 1" on the attached

WWM exhibits. The following are the land cover characteristics of the basin area used to model the post-developed duration curves:

Basin Area = 1.96 acres

0.33 acres impervious (7 new houses + 1 future)
0.09 acres impervious (2 existing houses to remain)
0.02 acres impervious (New garage on proposed Lot 2)
0.19 acres impervious (Proposed road)
0.05 acres impervious (Proposed sidewalk)
0.03 acres impervious (Proposed Lot 2-relocated driveway, 1,200 sf)
0.16 acres pervious lawn/landscaping (lawn) *Dispersal credit for 7 new driveways*
1.09 acres pervious lawn/landscaping (lawn)
1.96 acres

Based on the proposed development using the information represented above, the following runoff rates were estimated to occur from the post-developed site condition as determined by WWM software:

Flow Frequency Return Periods for Developed Condition. (801 POC #1)

<u>Return Period</u>	<u>Flow (cfs)</u>
2 year	0.202285
5 year	0.295597
10 year	0.367999
25 year	0.472456
50 year	0.56028
100 year	0.657191

DETENTION

As previously noted and confirmed by the City of Anacortes this project does not require detention for the development of this site as long as the applicant upsizes the downstream piping system at the intersection of 38th Street and M Avenue which receives runoff from this site. Per City staff the undersized pipes at this intersection are the only downstream conveyance restriction which would be impacted between the site downstream to Fidalgo Bay. With the upgrade of the piping at this intersection as requested by the City to 12-inch diameter, the fact that the site is discharged via an entirely manmade conveyance system with adequate capacity to convey runoff to the outfall at Fidalgo Bay, an unrestricted water body, no runoff control/detention is necessary per the City.

WATER QUALITY

Runoff from the impervious surfaces proposed with the development of this short will be provided basic water quality treatment prior to being discharged from the site based on the requirements of DOE's Figure 2.1-Runoff Treatment Facility Selection Flow Chart attached. No Oil or Phosphorous Control Facilities are required for this site per SMMWW Volume V Section 2.1. Runoff from impervious areas within the project basin

are collected via an underground storm piping system to be installed within the proposed road right of way and will be conveyed to the northeasterly corner of the site where they are discharged to a biofiltration swale located along the north property line of the project. The biofiltration swale has been designed to provide necessary stormwater treatment for runoff from impervious areas collected from the project area. Storm water routed through the biofiltration swale easterly, and will be discharged northeasterly to the new storm system to be installed within the southerly side of 38th Street. The new storm system in 38th Street conveys stormwater easterly to the existing open ditch along the south side of 38th which extends easterly, ultimately discharging into the City's underground storm system located at the intersection of 38th Street and M Avenue. Release of stormwater undetained from this 1.96 acre area is allowed because with the upsizing of storm piping at the intersection of 38th Street and M Avenue, there are no downstream restrictions to the discharge to an open water body (Fidalgo Bay).

Based on the areas and soil types and proposed development as previously noted, WWHM3 has calculated the 15-minute flow rate for On-Line Water Quality Flow Rate to be 0.0956 cfs. Attached at the end of this report are both the WWHM Report and a screen shot of the WWHM Water Quality View. Sizing of the biofiltration swale to treat the On-Line Water Quality Flow Rate of 0.0956 cfs from 1.96 acre basin was determined using Chows design procedure as directed by the 2005 DOE Stormwater Manual, Volume V, pages 9-4 through 9-11. This procedure resulted in the following design:

Biofiltration Swale

Min. Bottom Width: 2.00 feet

Length: 95 feet

Longitudinal Slope: 1.84%

Side Slopes: 3:1

For specific biofiltration swale calculations refer to spreadsheet titled "Design Calculations for Biofiltration Swale" attached at the end of this report.

DOWNSTREAM ANALYSIS:

As previously noted stormwater discharged from the site is conveyed easterly within the open ditch located along the southerly side of 38th Street approximately 310 feet before entering the west end of an existing six-inch diameter storm pipe that extends easterly approximately 160 feet to the southwest corner of the intersection of 38th Street and M Avenue. From the southwest corner of the intersection, runoff waters continue northerly beneath 38th street via a six-inch diameter pipe, then they cross M Avenue easterly within an eight-inch diameter pipe. From the northeast corner of the 38th and M intersection, water enters a 24-inch storm pipe system and continues north along the east side of M Avenue approximately 0.33 miles to 32nd Avenue where waters are then conveyed easterly within a 30-inch diameter storm pipe that ultimately discharges to Fidalgo Bay approximately 0.85 miles to the northeast of the project area.

Based on the City of Anacortes drainage maps it is estimated that 18.48 acres of land contributes runoff to the westerly side of the intersection of 38th Street and M Avenue, including the subject property as noted on the "18.48 Ac Sub-Basin Exhibit" attached at the end of this report. Per information provided for "Sub-Basin F4" denoted within the City's 2007 Storm Water Management Plan prepared by Grey and Osborne 68% impervious and 32% pervious surfaces will be assumed for the 18.48 acre sub-basin area. Using WWHM3 the developed 25-year runoff rate was determined to generate a 6.34 cfs flow which must be conveyed through the piping system within the westerly side of the 38th and M intersection. Based on Manning's equation a 12-inch diameter pipe with a 2.75% slope is estimated to have a conveyance capacity of 6.40 cfs, which is adequate. The existing six and eight inch diameter storm pipes within the west side of this intersection will be upsized by this project with 12-inch diameter pipe installed with a minimum 2.75% slope.

From the intersection of 38th and M a 24-inch diameter storm pipe extends downhill northerly approximately 860 feet to 35nd Street which is a 0.25 miles downstream of the project area. Based on the City's Drainage maps a 117.05 acre contributing basin is assumed to contribute stormwater to this intersection. Refer to the "117.05 Ac Sub-Basin Exhibit" included within the end of this report. Again assuming 68% impervious/32% pervious surface for the developed condition of this 117.05 acres the 25-year runoff rate is calculated to be 44.49 cfs. Per City utility records the existing 24-inch piping from 38th north to 35th street is estimated have an average slope downhill north of 3.4%. Using Manning's equation a 24-inch diameter pipe with a 3.4% slope has the capacity to convey 45.17 cfs, which is greater than 44.49 cfs needed, therefore there is sufficient capacity to serve the contributing basin area.

Views of the flow frequency values for both the 18.48 acre and 117.05 acre basin as determined by WWHM3 are attached at the end of this report,

CONCLUSION:

A majority of the storm water runoff from the proposed impervious surfaces from residential development will be collected by and underground storm system and catch basins located within the proposed new roadway and conveyed to the biofiltration swale designed to provide water quality prior to being discharged from the northeast corner of the site. Runoff from the project is then conveyed easterly to the existing drainage ditch located along the southerly side of 38th Street which conveys water easterly approximately 470 feet to the intersection of "M" Avenue and 38th Street. From the intersection of 38th and M, runoff waters are conveyed northerly within 24-inch diameter concrete storm pipe along the east side of "M" Avenue approximately 1,780 feet, then east in 32nd Street via a 30-inch storm pipe, ultimately discharging to Fidalgo Bay via a 48-inch diameter pipe located approximately one mile to the northeast of the site, just easterly of the intersection of 28th Avenue and "T" Avenue.

This project will upsize the undersized 6-inch and 8-inch storm drainage piping existing at the 38th Street and M Avenue intersection, as the downstream analysis notes this

portion of the existing City' storm system does not have sufficient capacity to convey the runoff volumes being conveyed to the west side of this intersection, as noted previously within this report. The remaining storm system to ¼ mile downstream of the project area, north of the 38th and M intersection has sufficient capacity to convey runoff for up to the 25-year storm event based on conservative calculations noted within this report. According to the City with replacement of the offsite undersized pipes (6-inch and 8-inch diameter) within the west side of the 38th and M intersection with 12-inch diameter pipes, there are no additional downstream restrictions or conveyance problems. Since the runoff from the site will be discharged to an entirely manmade conveyance system with adequate capacity to convey runoff to the outfall at Fidalgo Bay, no runoff control/detention is necessary.

Water quality treatment will be provided for the removal of petroleum particulates, sediments, and nutrients from storm runoff prior to it being released from the site. Water quality measures at this time are assumed to be achieved by the incorporation of a 95-foot long grass-lined biofiltration swale with a 2-foot bottom width. The biofiltration swale will be designed to "treat" runoff generated from the developed site prior to them being discharged from the site. The sizing of the biofiltration swale conforms the requirements of the 2005 Department of Ecology Stormwater Manual and the City of Anacortes.





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SHEET DESCRIPTION:

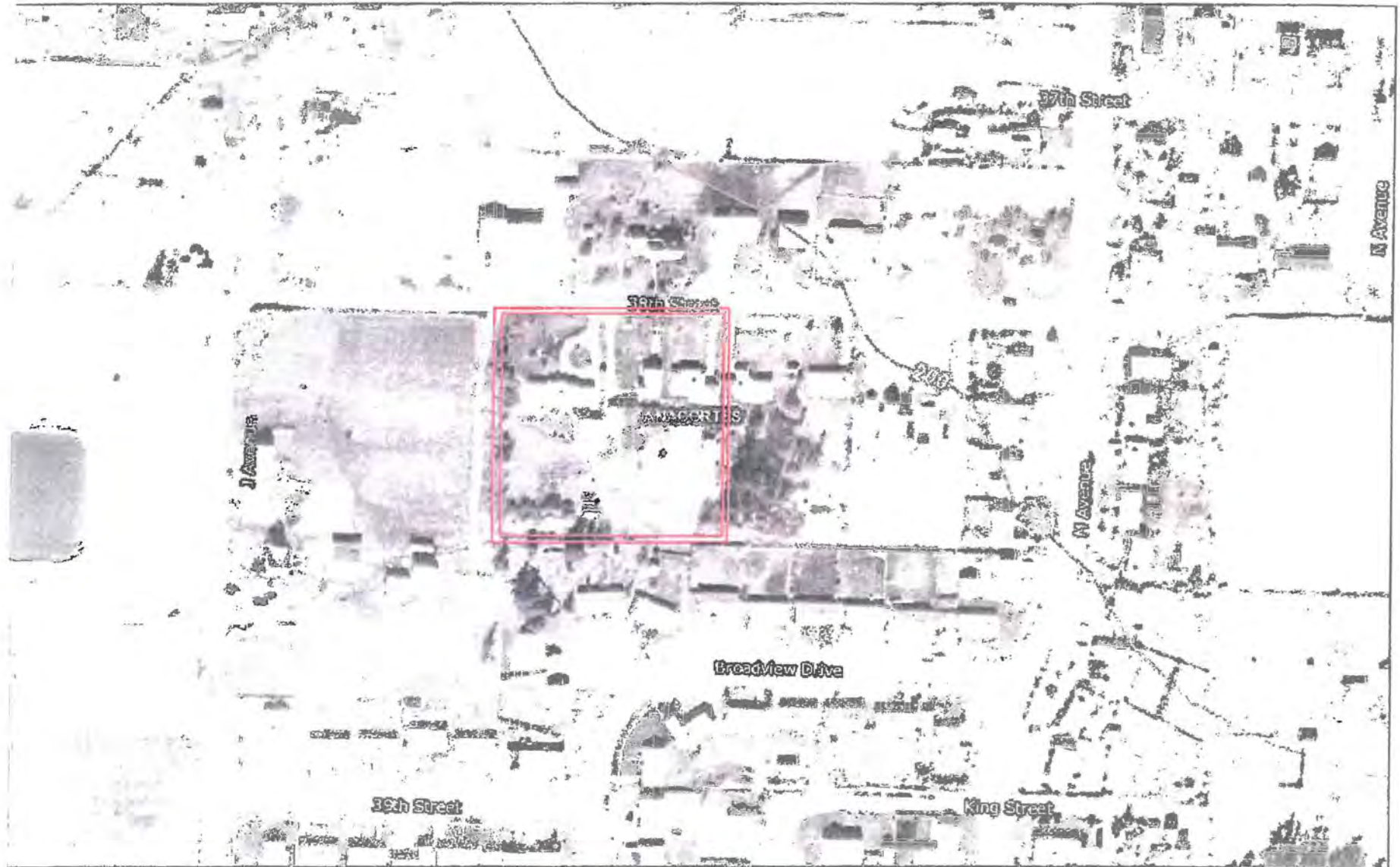
**AERIAL
PHOTO**

SCALE: 1"=200'

DRAWN BY: D. REMSEN

JOB NO. 15030

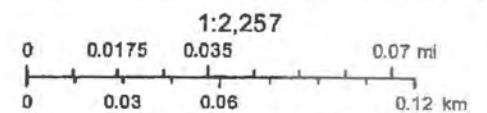
DATE: 08.10.15



December 7, 2015

City Names	Regional Labels
Road Labels	500 foot contours
Hydro Labels	100 foot contours

1969 Aerial Photo
from
Skagit County iMap



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Western Washington Hydrology Model
PROJECT REPORT

Project Name: 02.15.16
Site Address:
City :
Report Date : 2/15/2016
Gage : Burlington
Data Start : 1948/10/01
Data End : 1999/09/30
Precip Scale: 0.83
WWHM3 Version:

PREDEVELOPED LAND USE

Name : Pre Developed
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	1.72

<u>Impervious Land Use</u>	<u>Acres</u>
ROOF TOPS FLAT	0.14
SIDEWALKS MOD	0.1

Element Flows To:		
Surface	Interflow	Groundwater

Name : Developed
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	1.25

<u>Impervious Land Use</u>	<u>Acres</u>
ROADS MOD	0.19
ROOF TOPS FLAT	0.44
DRIVEWAYS MOD	0.03
SIDEWALKS MOD	0.05

Element Flows To:		
Surface	Interflow	Groundwater

MITIGATED LAND USE

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.107649
5 year	0.174264
10 year	0.231372
25 year	0.320902
50 year	0.401969
100 year	0.496943

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.202285
5 year	0.295597
10 year	0.367999
25 year	0.472456
50 year	0.56028
100 year	0.657191

Yearly Peaks for Predeveloped and Mitigated. POC #1

<u>Year</u>	<u>Predeveloped</u>	<u>Mitigated</u>
1950	0.242	0.332
1951	0.106	0.193
1952	0.205	0.299
1953	0.123	0.228
1954	0.184	0.305
1955	0.083	0.149
1956	0.071	0.123
1957	0.069	0.125
1958	0.150	0.273
1959	0.101	0.187
1960	0.082	0.134
1961	0.120	0.224
1962	0.067	0.135
1963	0.073	0.201
1964	0.087	0.147
1965	0.089	0.208
1966	0.293	0.558
1967	0.056	0.137
1968	0.114	0.330
1969	0.123	0.279
1970	0.062	0.122
1971	0.167	0.342
1972	0.156	0.241
1973	0.080	0.150
1974	0.085	0.176
1975	0.116	0.193
1976	0.462	0.557
1977	0.180	0.306

1978	0.082	0.148
1979	0.136	0.271
1980	0.087	0.168
1981	0.204	0.296
1982	0.106	0.186
1983	0.113	0.203
1984	0.102	0.174
1985	0.119	0.191
1986	0.072	0.185
1987	0.084	0.147
1988	0.078	0.131
1989	0.305	0.438
1990	0.061	0.164
1991	0.140	0.235
1992	0.239	0.338
1993	0.121	0.211
1994	0.073	0.127
1995	0.048	0.139
1996	0.059	0.127
1997	0.159	0.265
1998	0.540	0.679
1999	0.095	0.197
2000	0.059	0.118

Ranked Yearly Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.5405	0.6789
2	0.4619	0.5576
3	0.3055	0.5575
4	0.2934	0.4378
5	0.2419	0.3422
6	0.2395	0.3376
7	0.2050	0.3321
8	0.2043	0.3300
9	0.1836	0.3061
10	0.1802	0.3047
11	0.1673	0.2990
12	0.1590	0.2960
13	0.1563	0.2790
14	0.1497	0.2734
15	0.1404	0.2714
16	0.1365	0.2650
17	0.1235	0.2414
18	0.1228	0.2352
19	0.1214	0.2276
20	0.1198	0.2242
21	0.1185	0.2114
22	0.1155	0.2083
23	0.1139	0.2028
24	0.1127	0.2015
25	0.1062	0.1971
26	0.1059	0.1934
27	0.1015	0.1930
28	0.1005	0.1911
29	0.0954	0.1873
30	0.0892	0.1856

31	0.0868	0.1849
32	0.0866	0.1764
33	0.0847	0.1738
34	0.0839	0.1680
35	0.0834	0.1641
36	0.0817	0.1495
37	0.0816	0.1488
38	0.0799	0.1484
39	0.0779	0.1469
40	0.0732	0.1468
41	0.0731	0.1392
42	0.0718	0.1374
43	0.0707	0.1355
44	0.0691	0.1337
45	0.0667	0.1308
46	0.0617	0.1273
47	0.0609	0.1272
48	0.0586	0.1249
49	0.0586	0.1230
50	0.0563	0.1222
51	0.0476	0.1176

Water Quality BMP Flow and Volume for POC 1.
On-line facility volume: 0.0925 acre-feet
On-line facility target flow: 0.01 cfs.
Adjusted for 15 min: 0.0956 cfs.
Off-line facility target flow: 0.0515 cfs.
Adjusted for 15 min: 0.0539 cfs.

Perlnd and Implnd Changes

No changes have been made.

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Design Calcs for Biofiltration Swale-Allen Short Plat #15030

(Serving 1.96 acre Basin Area)

I. Preliminary Steps

P-1. Water quality design flow rate (cfs) from the WWHM Model: Total Basin Area: 1.96 ac
 $Q = 0.096$ cfs Adjustment Factor: 2.50 (Since using WWHM WQ Rates)

P-2. Assume the slope is 1.84 percent.

P-3. Assume vegetation will be a grass-legume mixture and moderate-frequency of mowing.

II. Design for Biofiltration Swale Capacity

D-1. Set winter grass height at 5" and the design flow depth (y) at 3 inches

D-2. Use $n = 0.20$ to $n_2 = 0.30$

D-3. Base the design on a trapezoidal shape, with a side slope $Z = 3$.

D-4a. Calculate the bottom width, b:

Where:

$$n = 0.2 \quad y = 0.25 \text{ ft}$$

$$Q = 0.1 \text{ cfs, } s = 0.0184$$

$$Z = 3$$

$$b = \frac{(AF) \times Q \times n}{1.49 Y^{1.67} S^{0.5}} - Zy$$

$$b = 1.64 \text{ ft} \quad \text{Min. width, If } b1 \text{ is greater than max. value (10 ft) then investigate using divider}$$

$$b = 2.00 \text{ ft} \quad \text{(Choose to use 2.00 ft for swale bottom)}$$

D-4b. Calculate the top width (T):

$$T = b + 2yZ$$

$$T = 3.50 \text{ ft}$$

D-5. Calculate the cross-sectional area (A):

$$A = by + Zy^2$$

$$A = 0.69 \text{ ft}^2$$

D-6. Calculate the flow velocity (V):

$$V = \frac{Q}{A} \text{ ft/s}$$

$$V = 0.139 \text{ ft/s}$$

$$V = 0.139 < 1.0 \text{ ft/s OK}$$

D-7. Calculate the length (L)

$$L = Vt \text{ (60sec/min)}$$

$$L = 75.09 \text{ ft}$$

$$t = 9 \text{ min per DOE}$$

Length of biofiltration swale at different bottom width					
Trial No.	b (ft)	T (ft)	A (ft ²)	V (ft/s)	L (ft)
2	2.00	3.00	0.69	0.139	75.09
3	2.50	3.75	0.81	0.118	63.54
4	3.00	4.50	0.94	0.102	55.07
5	3.50	5.25	1.06	0.090	48.59
6	4.00	6.00	1.19	0.081	43.47
7	4.50	6.75	1.31	0.073	39.33
8	5.00	7.50	1.44	0.067	35.91
9	5.50	8.25	1.56	0.061	33.04
10	6.00	9.00	1.69	0.057	30.59
11	6.50	9.75	1.81	0.053	28.48
12	7.00	10.50	1.94	0.049	26.64
13	7.50	11.25	2.06	0.046	25.03
14	8.00	12.00	2.19	0.044	23.60

Based on the geometry of the site, a bottom width=2.00 ft & length of 75.09 ft are suitable for the site.



Analysis



Run Analysis

Water Quality

On-Line BMP

24 hour Volume
(acre feet)

0.0925

Standard Flow Rate (cfs)

0.0913

15 Minute Flow Rate

0.0958

Off-Line BMP

Standard Flow Rate (cfs)

0.0515

15 Minute Flow rate

0.0539

Durations

Flow Frequency

Water Quality

Hydrograph

Wetland Fluctuation

Analyze datasets

Show wetland fluctuation program. Do analysis from inside the program.

501 POC1 Predeveloped flow

501 POC1 15 Minute Flow

All Datasets Flow Stage Precip Evap POC1

Flood Frequency Method

☒ Log Pearson Type III 17B

☐ Weibull

☐ Gumbel

☐ Gamma

Acres





chematic

SCENARIOS

☒ Predeveloped

☐ Mitigated

Run Scenario

ELEMENTS

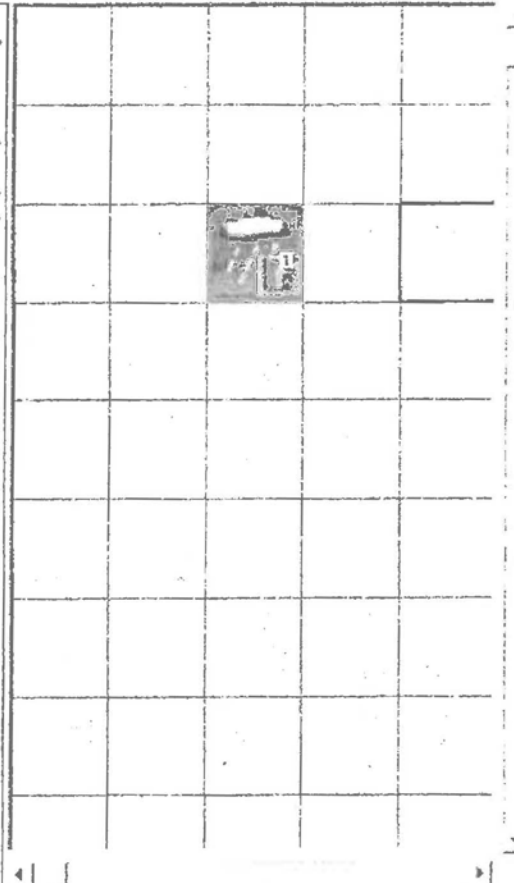


Move Elements



Save xy Load xy

X 40
Y 12



Basin 1 Predeveloped

Subbasin Name: Pre Developed

Flows To : Surface Interflow Groundwater

Area in Basin

☐ Show Only Selected

Available Pervious

☐ A/B Forest Flat	0
☐ A/B Forest Mod	0
☐ A/B Forest Steep	0
☐ A/B Pasture Flat	0
☐ A/B Pasture Mod	0
☐ A/B Pasture Steep	0
☐ A/B Lawn Flat	0
☐ A/B Lawn Mod	0
☐ A/B Lawn Steep	0
☐ C Forest Flat	0
☐ C Forest Mod	0
☐ C Forest Steep	0
☐ C Pasture Flat	0
☐ C Pasture Mod	0
☐ C Pasture Steep	0
☒ C Lawn Flat	0
☒ C Lawn Mod	1.72
☐ C Lawn Steep	0

Available Impervious

☐ ROADS/FLAT	0
☐ ROADS/MOD	0
☐ ROADS/STEEP	0
☒ ROOF TOPS/FLAT	0.14
☐ DRIVEWAYS/FLAT	0
☐ DRIVEWAYS/MOD	0
☐ DRIVEWAYS/STEEP	0
☐ SIDEWALKS/FLAT	0
☒ SIDEWALKS/MOD	0.1
☐ SIDEWALKS/STEEP	0
☐ PARKING/FLAT	0
☐ PARKING/MOD	0
☐ PARKING/STEEP	0
☐ POND	0

Pervious Total 1.72 Acres Impervious Total 0.24 Acres

Basin Total 1.96 Acres

Deselect Zero

Select By:

GO





chematic

SCENARIOS

☐ Predeveloped

☒ Mitigated

Run Scenario

ELEMENTS



Move Elements

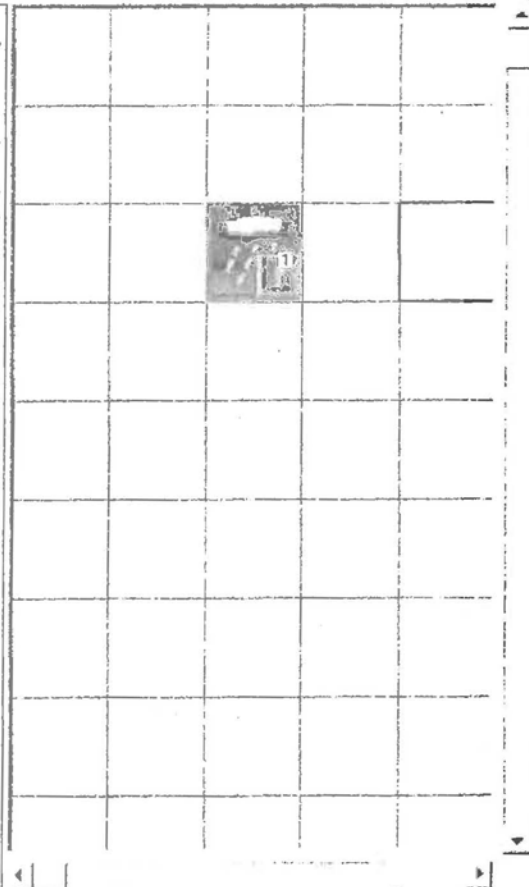


Save xy

Load xy

X 40

Y 12



Basin 1 Mitigated

Subbasin Name: ☐ Designate as Bypass for POC

Flows To:

Area in Basin

☐ Show Only Selected

Available Pervious

☐ A/B Forest Flat	0
☐ A/B Forest Mod	0
☐ A/B Forest Steep	0
☐ A/B Pasture Flat	0
☐ A/B Pasture Mod	0
☐ A/B Pasture Steep	0
☐ A/B Lawn Flat	0
☐ A/B Lawn Mod	0
☐ A/B Lawn Steep	0
☐ C Forest Flat	0
☐ C Forest Mod	0
☐ C Forest Steep	0
☐ C Pasture Flat	0
☐ C Pasture Mod	0
☐ C Pasture Steep	0
☒ C Lawn Flat	0
☒ C Lawn Mod	1.25
☐ C Lawn Steep	0

Available Impervious

☐ ROADS/FLAT	0
☒ ROADS/MOD	0.19
☐ ROADS/STEEP	0
☒ ROOF TOPS/FLAT	0.44
☐ DRIVEWAYS/FLAT	0
☒ DRIVEWAYS/MOD	0.03
☐ DRIVEWAYS/STEEP	0
☐ SIDEWALKS/FLAT	0
☒ SIDEWALKS/MOD	0
☐ SIDEWALKS/STEEP	0
☐ PARKING/FLAT	0
☐ PARKING/MOD	0
☐ PARKING/STEEP	0
☐ POND	0

Pervious Total 1.25 Acres

Impervious Total 0.71 Acres

Basin Total 1.96 Acres

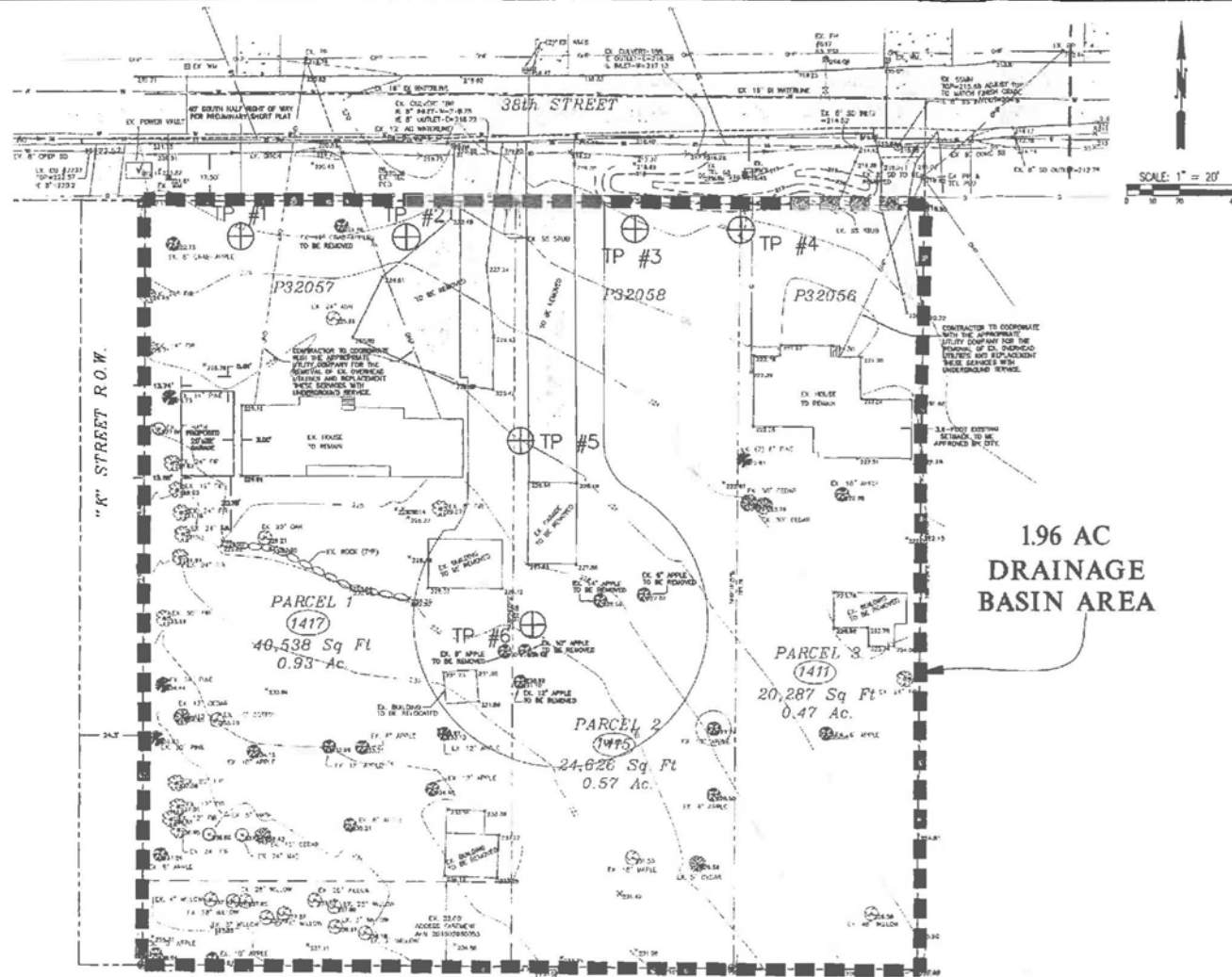
Deselect Zero

Select By

GO



CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 348
BURLINGTON, WA 98220
PH: (360) 707-2848 FAX: (360) 707-2226

SHEET DESCRIPTION:

EXISTING CONDITIONS EXHIBIT

PLAN STATUS:

SCALE: 1"=20'
DRAWN BY: D. REWSEN
CHECKED BY: J. RAVNIK
DATE: 12.07.15

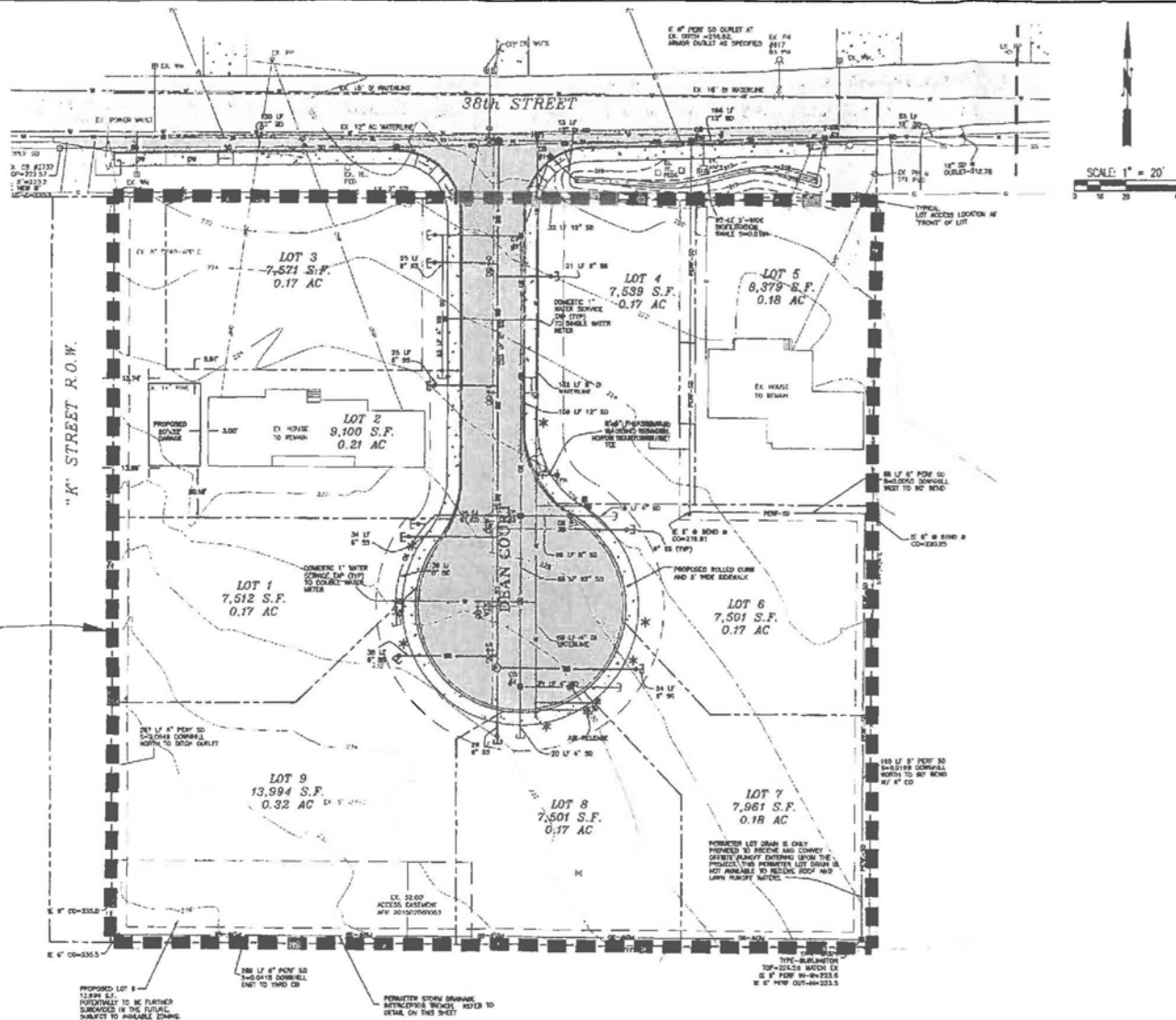
SHEET TITLE:

9-LOT SHORT PLAT
FOR
TOM ALLEN
SECTION 25, T. 35 N., R. 1 E., W.M.

DRAWING NO.
150303-91C.dwg
JOB NO.
15030
SHEET NO.
1 OF 2

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

1.96 AC
DRAINAGE
BASIN AREA



SCALE: 1" = 20'

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING

1431 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98220
PH: (360) 507-2444 FAX: (360) 507-2216

SHEET DESCRIPTION:

SITE PLAN

PLAN STATUS:

SCALE: AS NOTED
DRAWN BY: J. REVISION
CHECKED BY: J. RAVNIK
DATE: 12.03.15

SHEET TITLE:

**9-LOT SHORT PLAT
FOR
TOM ALLEN**
SECTION 25, T. 35 N., R. 1 E., W.M.

DRAWING NO.
150030 SITE.dwg
JOB NO.
150030
SHEET NO.
2 OF 2

Standard Requirement

The following requirement applies to the geographic areas west of the Cascades, including all of the following counties:

Clallam	Jefferson	Pacific	Snohomish
Clark	King	Pierce	Thurston
Cowlitz	Kitsap	San Juan	Wahkiakum
Grays Harbor	Lewis	Skagit	Whatcom
Island	Mason	Skamania	

Stormwater discharges shall match developed discharge durations to pre-developed durations for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. The pre-developed condition to be matched shall be a forested land cover unless:

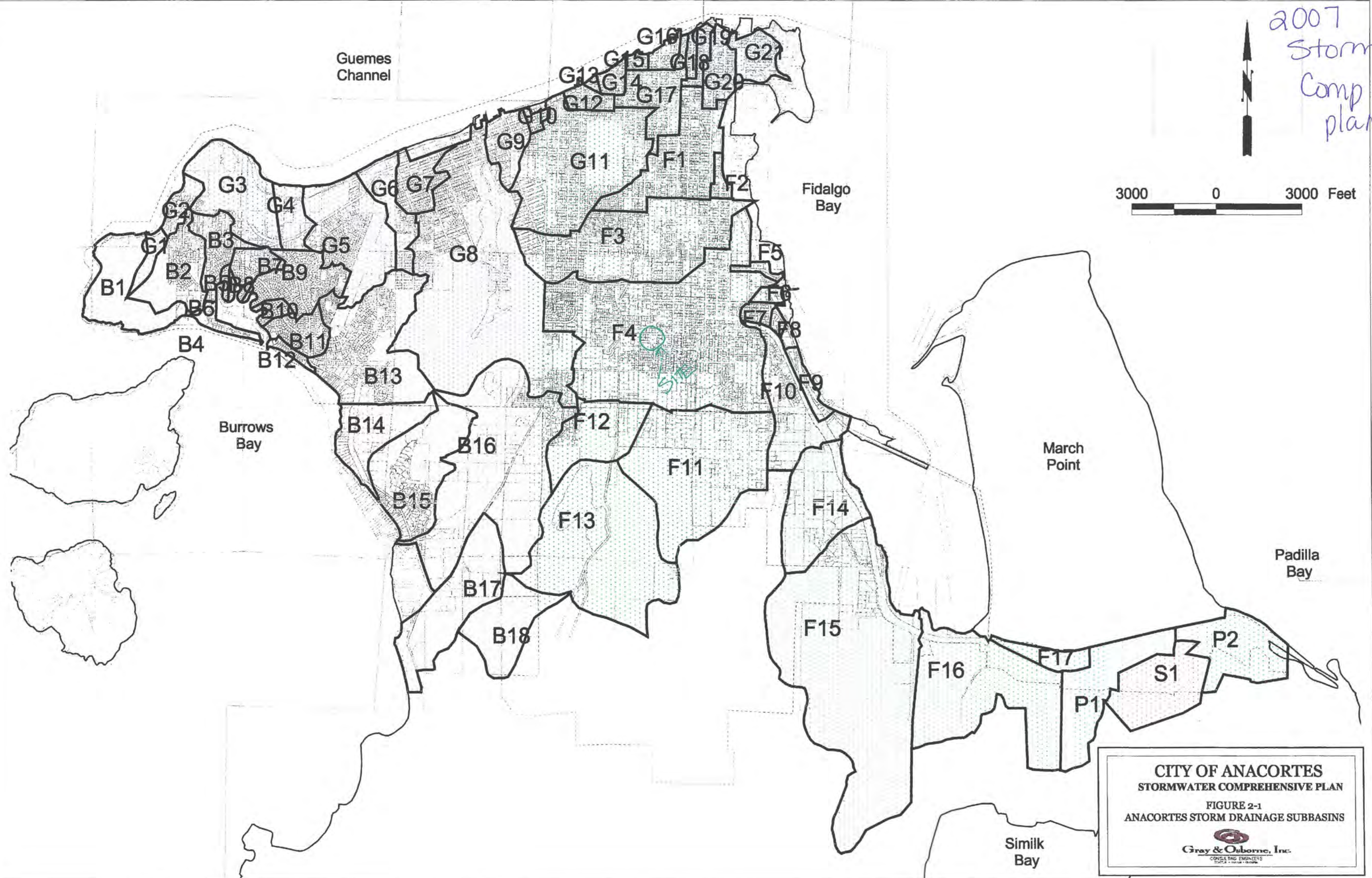
1) reasonable, historic information is provided that indicates the site was prairie prior to settlement (modeled as “pasture” in the Western Washington Hydrology Model); or,

2) the drainage area of the immediate stream and all subsequent downstream basins have had at least 40% total impervious area since 1985. In this case, the pre-developed condition to be matched shall be the existing land cover condition. Where basin-specific studies determine a stream channel to be unstable, even though the above criterion is met, the pre-developed condition assumption shall be the “historic” land cover condition, or a land cover condition commensurate with achieving a target flow regime identified by an approved basin study.

This standard requirement is waived for sites that will reliably infiltrate all the runoff from impervious surfaces and converted pervious surfaces.

Western Washington Alternative Requirement

An alternative requirement may be established through application of watershed-scale hydrological modeling and supporting field observations. Possible reasons for an alternative flow control requirement include:



2007
Storm
Comp
plan

3000 0 3000 Feet

CITY OF ANACORTES
STORMWATER COMPREHENSIVE PLAN
FIGURE 2-1
ANACORTES STORM DRAINAGE SUBBASINS

Gray & Osborne, Inc.
CONSULTING ENGINEERS
SINCE 1948

TABLE 2-2 – (continued)

Anacortes Subbasin Areas and Land Cover

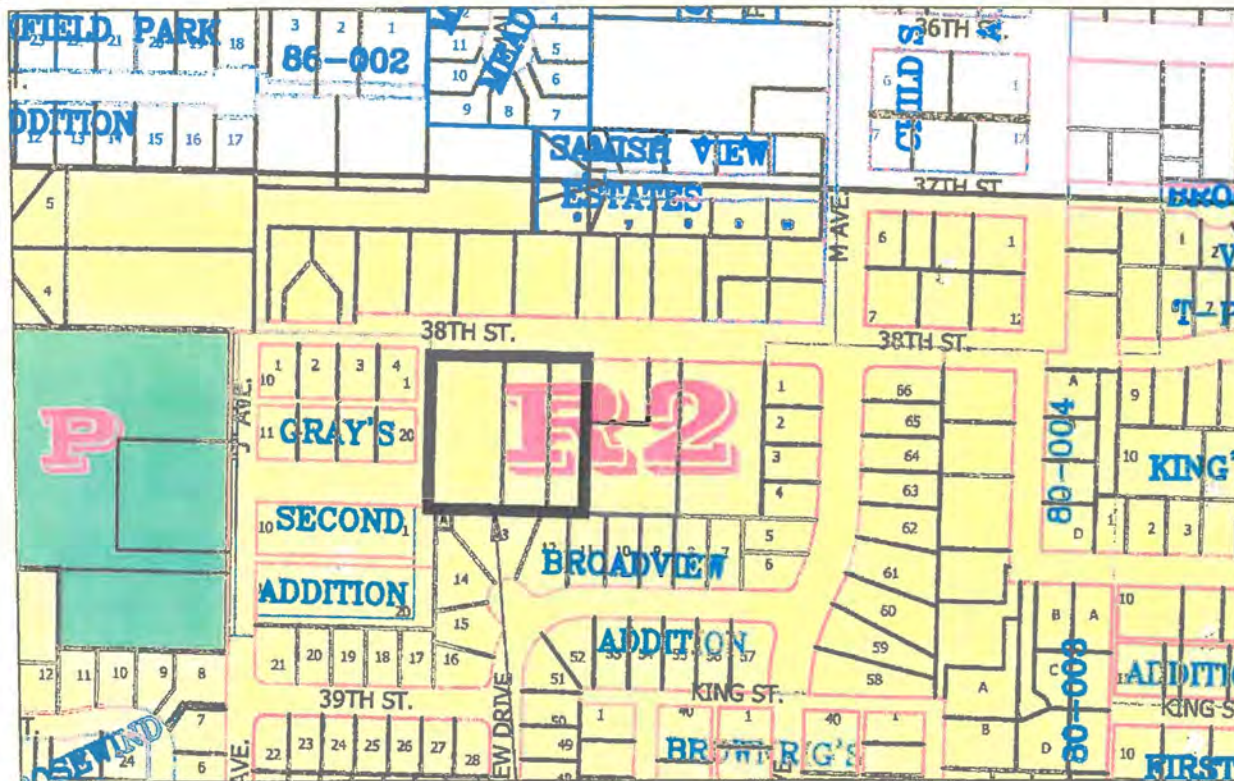
Drainage Basin	Subbasin Name	Subbasin Area (acres)	1994 Plan Basin No. ⁽¹⁾	Outfall No.	Percent Forested	Percent Impervious	Percent Pervious
Burrows Bay	B18	84.9	38		N/A	N/A	N/A
	B19	137.6	43		N/A	N/A	N/A
	Total	2,201					
Fidalgo Bay	F1	197.7	40	40	0	65	35
	F2	16.3	40		0	65	35
	F3	376.0	28	41	16	42	42
	F4	65.0	29	42	0	68	32
	F5	718.3	26, 27, 30, 32	43	10	44	46
	F6	12.4	31	45	0	65	35
	F7	18.7	31	46	0	60	40
	F8	8.4	31		0	60	40
	F9	28.0	48	48, 49, 50, 51	0	60	40
	F10	158.4	48	52	0	65	35
	F11	424.0	32	F5	70	15	15
	F12	140.7	33	F5	70	15	15
	F13	489.0	39	F5, F12	75	20	5
	F14	200.0	40	53, 54	0	65	35
	F15	858.8	41	55 – 61	0	65	35
	F16	387.4		62, 63	0	70	30
	F17	42.7			0	70	30
	Total	4,142					
Padilla Bay	P1	174.6			0	65	35
	P2	159.5			0	65	35
	Total	334					
Similk Bay	S1	160.6			0	70	30
	Total	161					

N/A – Not Available, Outside City of Anacortes Aerial Photography

TABLE 2-2

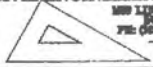
Anacortes Subbasin Areas and Land Cover

Drainage Basin	Subbasin Name	Subbasin Area (acres)	1994 Plan Basin No. ⁽¹⁾	Outfall No.	Percent Forested	Percent Impervious	Percent Pervious
Guemes Channel	G1	23.8			90	5	5
	G2	32.9		13	50	30	20
	G3	175.2			30	50	20
	G4	53.5			0	65	35
	G5	218.7	15	14	10	52	37
	G6	82.47	13, 14	15	43	27	30
	G7	66.8	13	16	9	57	34
	G8	757.69	13, 25	18	45	42	13
	G9	66.9	12	19	42	36	22
	G10	11.5	12	20	15	50	35
	G11	364.6	11, 12	21	53	29	18
	G12	27.5	7	22	0	55	45
	G13	4.3	7	23	0	60	40
	G14	21.2	7	24	0	60	40
	G15	10.0	7	25	0	60	40
	G16	21.8	7	26	0	60	40
	G17	100.3	8	27	0	40	60
	G18	12.8	6	28	0	85	15
	G19	21.9	4, 5, 9	29	0	87	13
	G20	57.5	3, 4, 5	31	0	96	4
	G21	59.0	1, 2	33	0	65	35
	Total	2,190					
Burrows Bay	B1	148.4			90	5	5
	B2	117.7	19	12	36	46	19
	B3	69.3	18	4	31	46	24
	B4	23.9	18	11	0	60	40
	B5	6.6	17	10	0	70	30
	B6	4.5	17	9	0	65	35
	B7	38.2	17	8	1	59	40
	B8	3.9	17	7	20	35	45
	B9	113.5	16	6	6	60	34
	B10	72.8	20	5	0	48	52
	B11	12.5	21	3	0	40	60
	B12	299.6		2	43	24	34
	B13	123.2	24	1	N/A	N/A	N/A
	B14	221.2	36		N/A	N/A	N/A
	B15	532.1	35		N/A	N/A	N/A
	B16	63.8	34		N/A	N/A	N/A
	B17	127.5	37		N/A	N/A	N/A



LEGEND:	
[Pink Box]	AZ = AIRPORT ZONE
[White Box]	C = COMMERCIAL
[Light Blue Box]	CBD = CENTRAL BUSINESS
[Pink Box]	CM = COMMERCIAL MARINE
[Light Blue Box]	CM1 = COMMERCIAL MARINE (1)
[Pink Box]	CM2 = COMMERCIAL MARINE (2)
[Light Blue Box]	HM = HEAVY MANUFACTURING
[Light Blue Box]	I = INDUSTRIAL
[Light Blue Box]	LM = LIGHT MANUFACTURING
[Light Blue Box]	LM1 = LIGHT MANUFACTURING (1)
[Light Blue Box]	MS = MANUFACTURING / SHIPPING
[Light Blue Box]	P = PUBLIC USE
[Light Blue Box]	R4 = RESIDENTIAL HIGH DENSITY
[Light Blue Box]	R4A = RESIDENTIAL HIGH DENSITY TWO (A)
[Light Blue Box]	R4B = RESIDENTIAL HIGH DENSITY TWO (B)
[Light Blue Box]	R3 = RESIDENTIAL MEDIUM DENSITY
[Light Blue Box]	R3 = OLD TOWN OVERLAY DISTRICT
[Light Blue Box]	R2 = RESIDENTIAL LOW DENSITY
[Light Blue Box]	R1 = RESIDENTIAL LOW DENSITY

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING



1000 LINDSEY LANE, BOX 100
PORTLAND, ME 04106
TEL: (207) 797-0000 FAX: (207) 797-0000

SCALE: NTS
DRAWN BY: CUE
CHECKED BY: HAN
DATE: 10.30.10

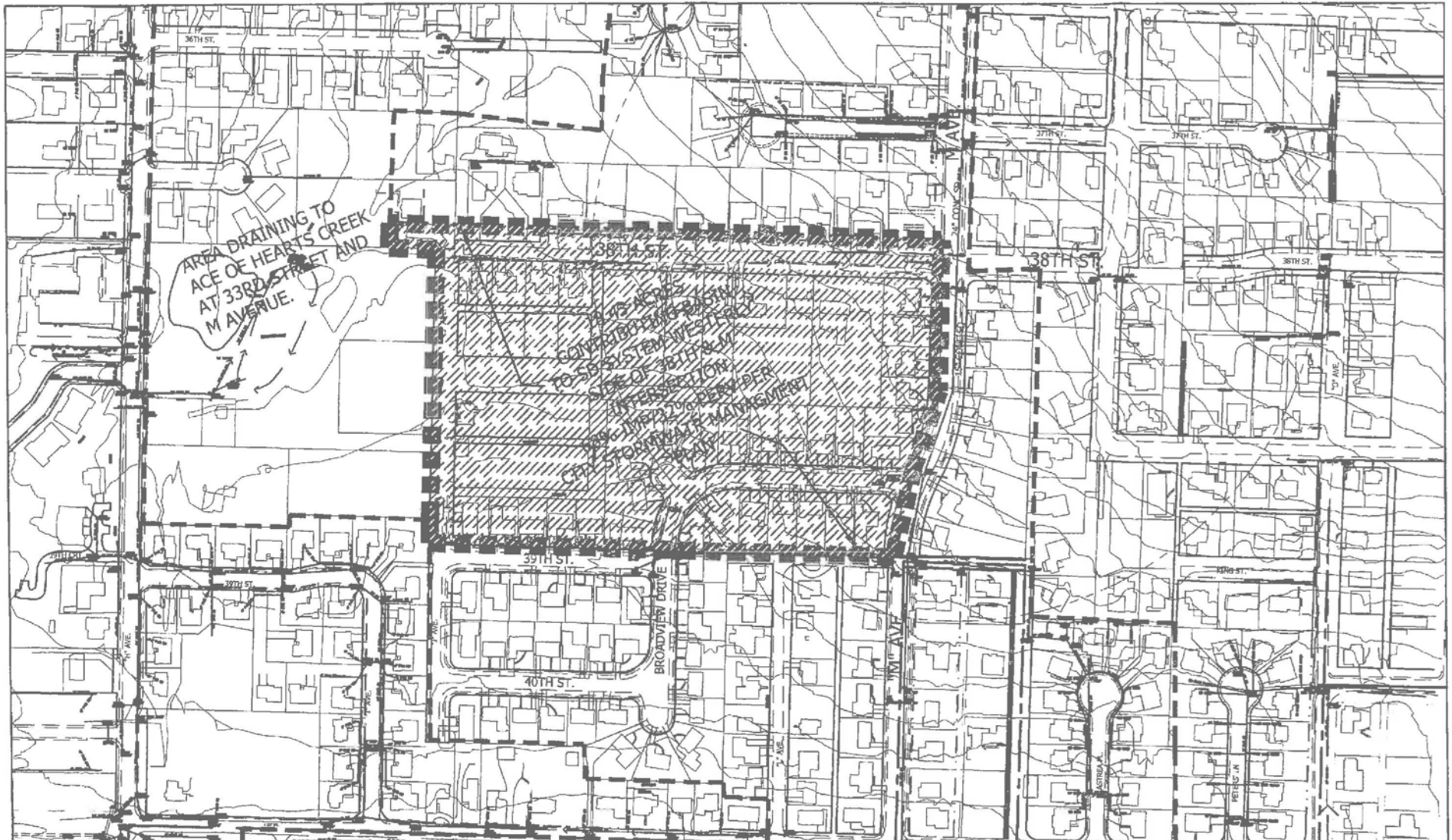
SHEET TITLE:

ZONING MAP

DRAWING NO.
10006.ZONING.DWG
JOB NO.
10030
SHEET NO.
1 OF 1

SHEET DESCRIPTION:

**9-LOT RESIDENTIAL
38TH ST. SHORT PLAT
FOR
TOM ALLEN**



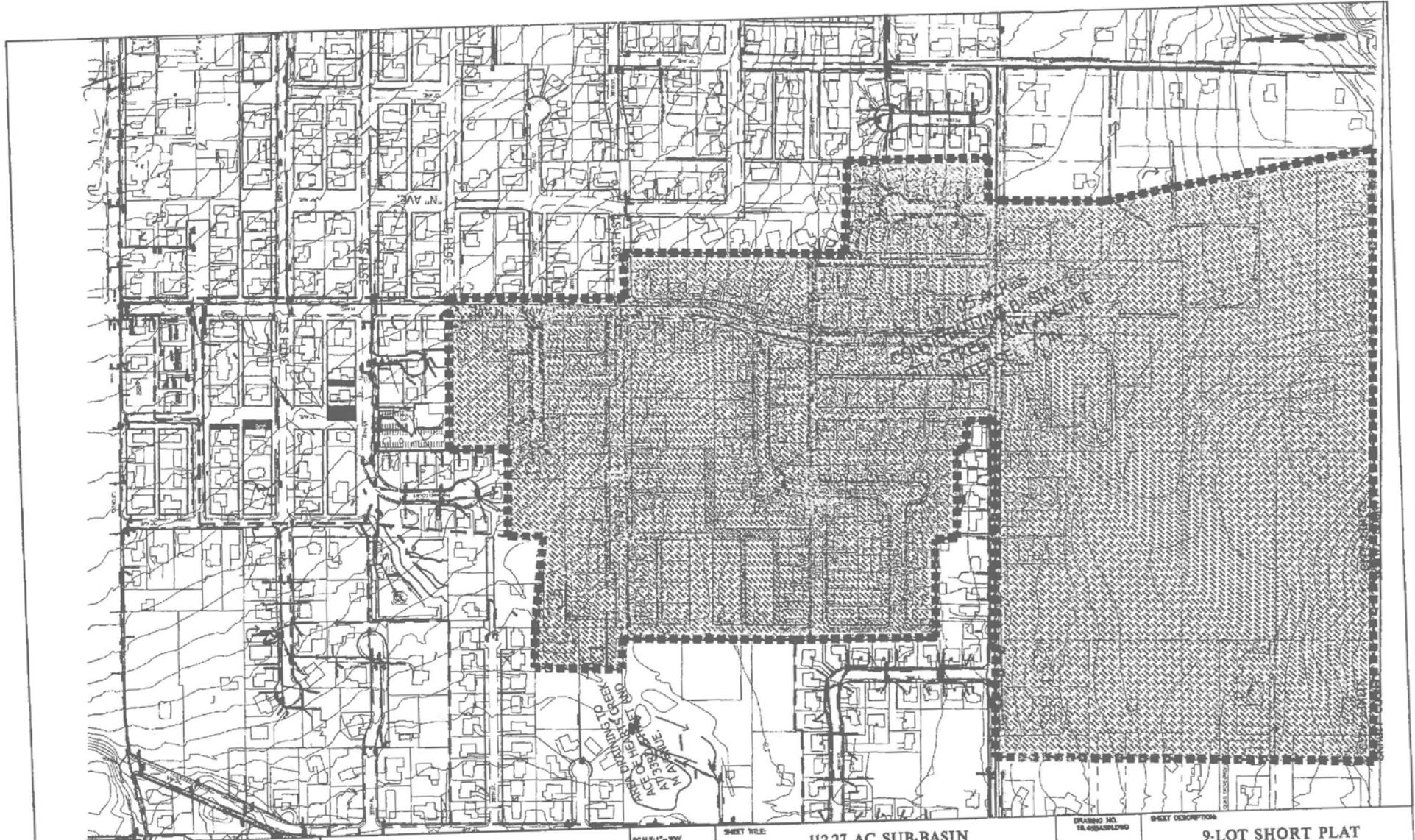
Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1613 LINDAMOOD LANE/P.O. BOX 361
 BURLINGTON, WA 98231
 TEL: (360) 797-2048 FAX: (360) 797-2256

SCALE: 1"=300'
 DRAWN BY:
 CHECKED BY:
 DATE: 02.23.18

SHEET TITLE:
18.48 AC SUB-BASIN
 (CONTRIBUTING TO
 WESTERLY SIDE OF THE 38TH STREET
 & M AVENUE INTERSECTION)

DRAWING NO.
 18.48SUB-BASIN
 JOB NO.
 18000
 SHEET NO.

SHEET DESCRIPTION:
9-LOT SHORT PLAT
 FOR
TOM ALLEN (DEVELOPER)
 SECTION 25, T. 35 N., R. 1 E., W.M.



Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1833 LINDAMOOD LANE, P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (509) 731-3048 FAX: (509) 793-2216

SCALE: 1"=300'
 DRAWN BY:
 CHECKED BY:
 DATE: 02.22.16

SHEET TITLE:
112.27 AC SUB-BASIN
 (CONTRIBUTING TO
 35TH STREET & M AVENUE INTERSECTION)

DRAWING NO.
 16.0004846260
 JOB NO.
 13030
 SHEET NO.

SHEET DESCRIPTION:
9-LOT SHORT PLAT
 FOR
TOM ALLEN (DEVELOPER)
 SECTION 25, T. 35 N., R. 1 E., W.M.

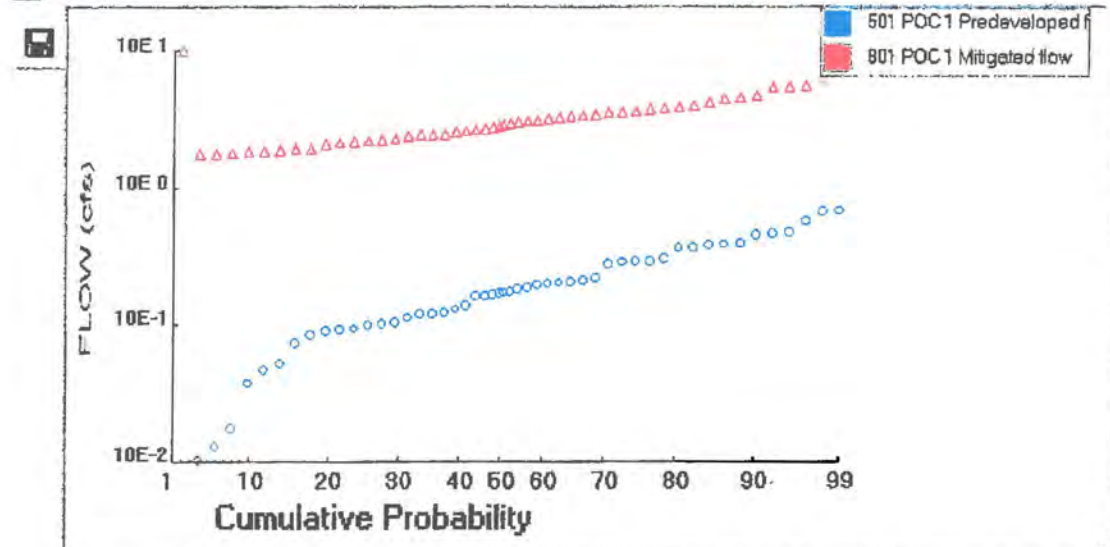
15030

WWHM3 18.43 acre basin

File Edit View Help



Analysis



Durations Flow Frequency Water Quality Hydrograph Wetland Fluctuation

Analyze datasets

501 POC1 Predeveloped flow
 801 POC1 Mitigated flow

All Datasets Flow Stage Precip Evap POC1

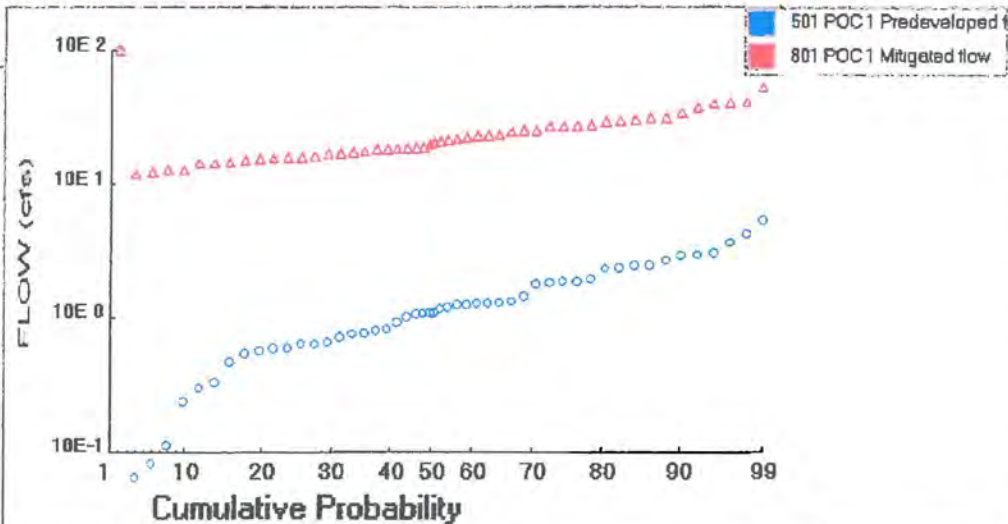
Flood Frequency Method
☒ Log Pearson Type III 17B
☐ Weibull
☐ Gumbel
☐ Gamma

Flow Frequency		
Flow (CFS)	Predeveloped	Mitigated
2 Year	= 0.1843	3.0106
5 Year	= 0.3853	4.2191
10 Year	= 0.5381	5.1064
25 Year	= 0.7405	6.3366
50 Year	= 0.8927	7.3299
100 Year	= 1.0431	8.3922
Yearly Peaks		
1949	0.4848	3.8743
1950	0.3743	2.8442
1951	0.2911	3.6463
1952	0.2047	3.1339
1953	0.0902	3.9334
1954	0.1391	2.4715
1955	0.1626	1.7866
1956	0.1748	1.8703
1957	0.2801	4.0106
1958	0.1212	2.7469
1959	0.3707	1.9479
1960	0.1990	3.8014
1961	0.1003	2.2327
1962	0.0102	3.3989
1963	0.1016	1.9064
1964	0.1689	3.4679
1965	0.2972	8.2256
1966	0.0739	2.2492
1967	0.1847	5.4906
1968	0.3964	4.5178
1969	0.0850	1.8117
1970	0.0376	5.6225
1971	0.4627	3.2875
1972	0.2006	2.2089
1973	0.1043	2.5847
1974	0.3981	2.6870

Downstream
 18.48 AC



Analysis



Durations Flow Frequency Water Quality Hydrograph Wetland Fluctuation

Analyze datasets

501 POC1 Predeveloped flow
801 POC1 Mitigated flow

All Datasets Flow Stage Precip Evap POC1

Flood Frequency Method

- ☒ Log Pearson Type III 17B
- ☐ Weibull
- ☐ Cunnane
- ☐ Cunnane

Flow Frequency

Flow (CFS)	0501	0801
2 Year =	1.1844	21.4077
5 Year =	2.4970	29.8279
10 Year =	3.5001	35.9962
25 Year =	4.8339	44.4863
50 Year =	5.8397	51.3311
100 Year =	6.8354	58.6339

Yearly Peaks

Year	0501	0801
1949	4.3385	30.2817
1950	2.3712	18.8889
1951	1.8468	27.7932
1952	1.3007	24.5450
1953	0.5714	31.5939
1954	0.9322	16.3242
1955	1.0299	14.2268
1956	1.1062	11.8495
1957	1.7823	26.8605
1958	0.7671	18.7425
1959	2.3549	15.7154
1960	1.2602	25.2317
1961	0.6350	15.2076
1962	0.0649	23.2274
1963	0.6433	15.4492
1964	1.0678	23.0073
1965	1.8840	56.5562
1966	0.4685	16.0844
1967	1.1696	40.2344
1968	2.5227	29.3144
1969	0.5385	14.6415
1970	0.2385	41.3271
1971	2.9214	21.2442
1972	1.2708	15.8896
1973	0.6609	19.8278
1974	2.5190	18.3430

DOWNSTREAM
117.05 ac

38th St. Current Conditions

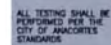


Anacortes Municipal Code Subdivision Chapter

AMC 16.04.030 - Purposes.

These regulations are adopted for the following purposes.

- A.To protect and provide for the public health, safety, and general welfare of the city;
- B.To guide the future growth and development of the city in accordance with the comprehensive plan;
- C.To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;
- D.To protect the character and the social and economic stability of all parts of the city and to encourage the orderly and beneficial development of the community through appropriate growth management techniques.

PUBLIC WORKS
18-D10 DEV

EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS
SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION
LOCATED IN NOVEMBER, 2018. PRIOR TO THE SURVEY
SURVEY PERFORMED BY PARRIS LAND SURVEYING,
AND FROM UTILITY INFORMATION PROVIDED BY
UTILITY COMPANIES. A UTILITY LOCATED NEARER THE
DEED CALLED PRIOR TO REVISIONS OF THE PROPERTY,
BUT MUST BE CALLED PRIOR TO CONSTRUCTION.
SURVEY DATA: BASED UPON CITY OF ARIZONA'S DATA.
CITY BOUNDARIES WERE IN CASE MAPS NOT LOCATED AT THE DIVISION BY
AND NEW STAKES
DATE OF THE DATA REVISION IS 187.75
CONTAINS NAME, REVISION, DATE

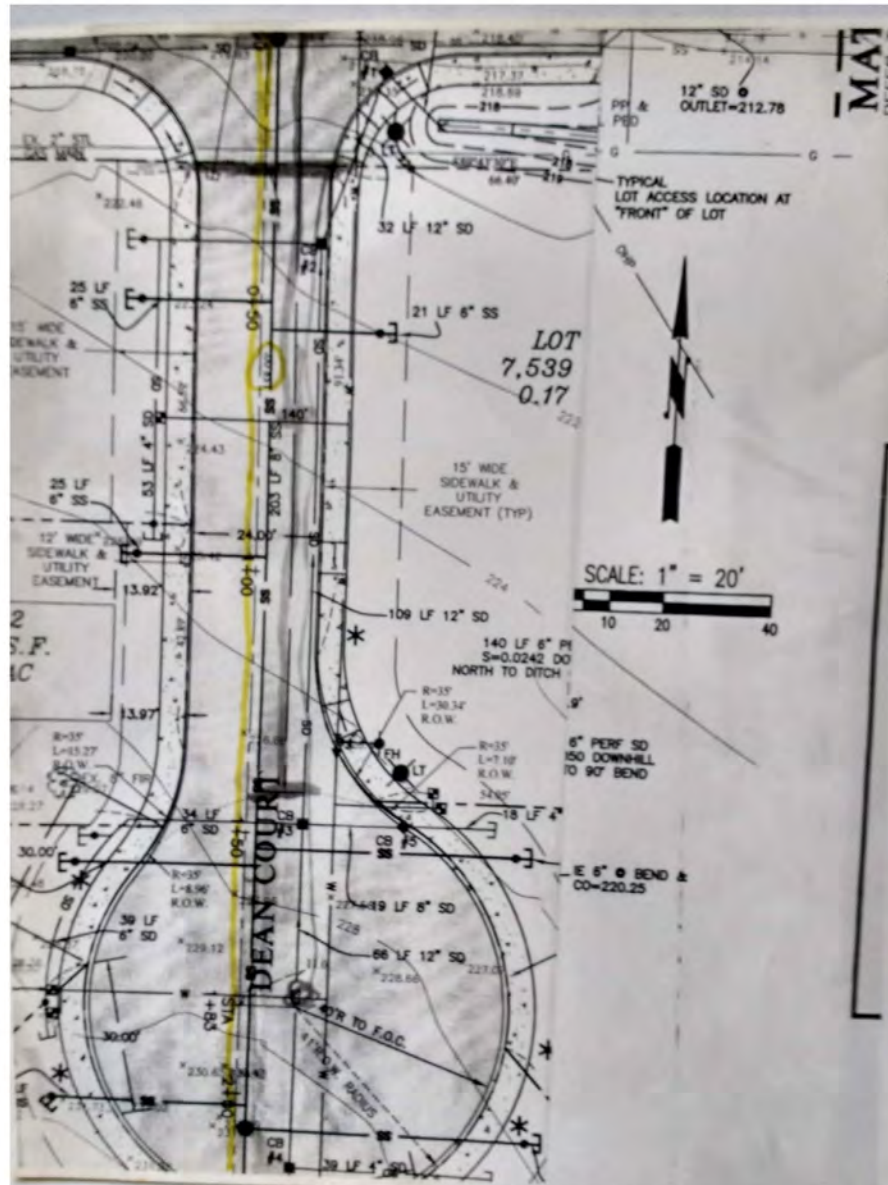
TOTAL PROPERTY AREA = 85,451 S.F.
ABUTTING HALF OF 38TH STREET R.O.W. = $40' \times 295' = 11,800$ S.F.
ABUTTING HALF OF "X" STREET R.O.W. = $12.15' \times 280.48' = 3,516.93$ S.F.
SUM AREAS FOR DENSITY CALCULATIONS = $100,767.9$ S.F. = 2.31 AC
AT 4 DU/AC, A TOTAL OF 9 LOTS CAN BE DEVELOPED



CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

AMC 16.32.020 Short cul-de-sac

Short Cul-de-sac. A public road **not more than one hundred fifty feet in length ...**



From Durango, Colorado municipal code:
Article 4-2 Streets, Sidewalks, Trails, and Utilities

Sec. 4-2-2-10 Cul-De-Sacs, Dead-Ends, and Turnarounds
Generally.

Cul-de-sacs. Cul-de-sacs shall meet all of the following standards:
The maximum length of the cul-de-sac street shall be not more than the maximum length set out in Table 4-2-2-10, *Maximum Cul-de-Sac Length*. The length of the cul-de-sac street shall be measured from a point beginning at the intersection of the cul-de-sac street centerline with the projection of the intersecting street's curb line, along the centerline of the cul-de-sac street to the cul-de-sac, and directly through the cul-de-sac to its furthest point from the point of beginning. See Figure 4-2-2-10A, *Measurement of Cul-de-Sac Length*.

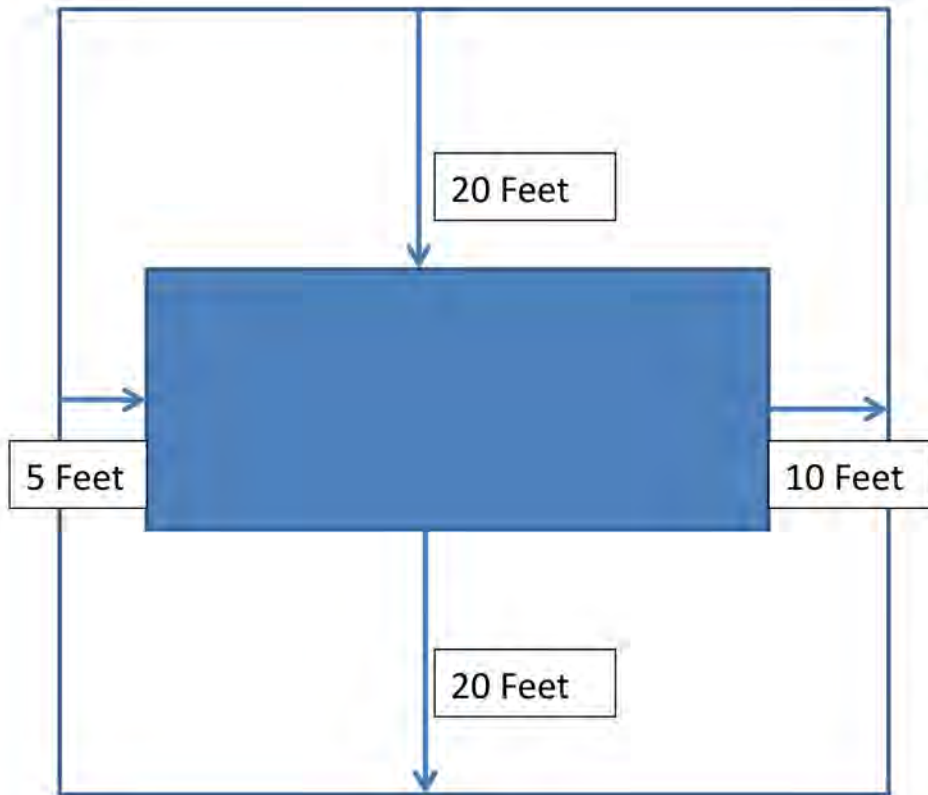
16.32.020 Short cul-de-sac

Short Cul-de-sac. A public road not more than one hundred fifty feet in length and serving **not more than six residential building sites**, and **with no reasonable possibility of extension** can be built to the following standards...

Not more than 6 lots

- The application narrative has five references to the future division of lot #9 off of the short cul-de-sac. This would be in violation of the code. Either the applicant does not understand the code, or is willfully planning to work around it.
- Only 6 lots may be off the cul-de-sac. Yet the city suggests the lots could choose which address to use. Why would the city consider using the cul-de-sac for the addresses of the lots fronting on 38th St? Wouldn't this further confuse the meaning of a short cul-de-sac?
- Working around existing homes makes it unlikely that the lots will meet the 30' frontage requirement or two off-street parking spaces.

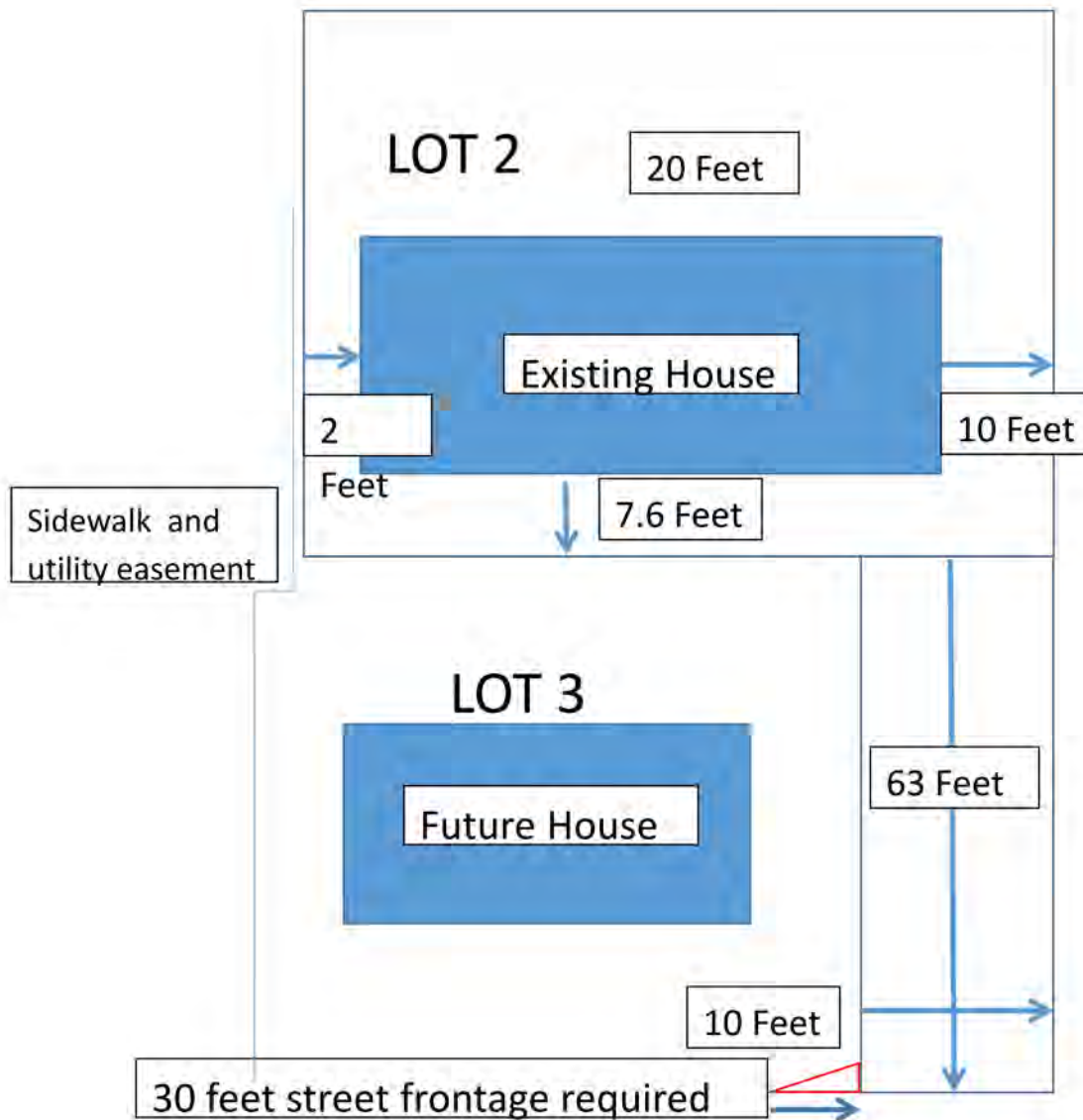
Setback Requirements



AMC 17.36.060

Minimum setback requirements in an R2 district shall be as follows:

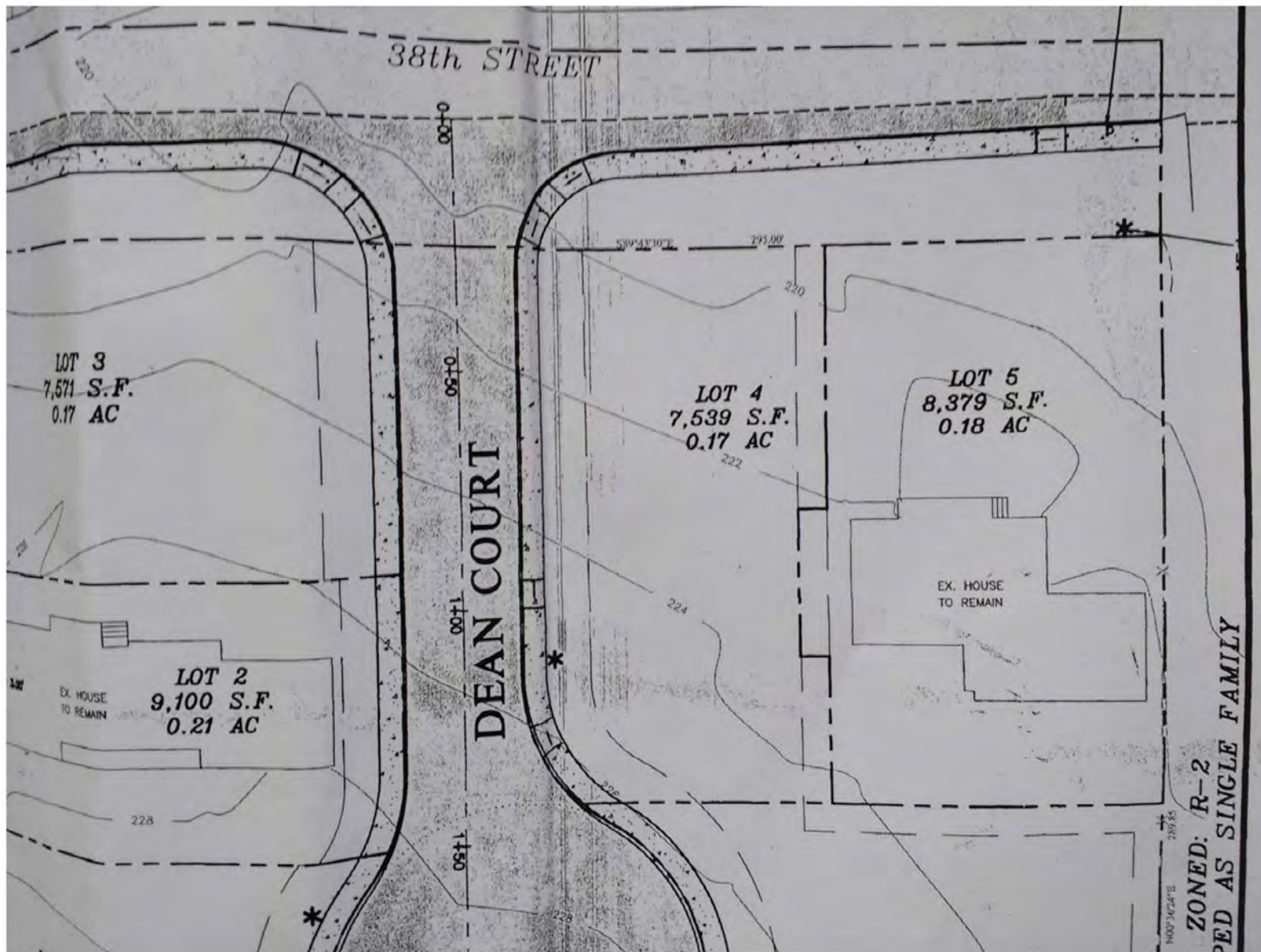
- A. Front yard, minimum depth twenty feet from property line;
- B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both sides combined, except that in no instance shall a setback adjacent to a street be less than ten feet.
- C. Side yard on a flanking street...
- D. Rear yard, twenty feet minimum



Proposed lot
falls short of
setbacks

Example of partial 30 feet street frontage





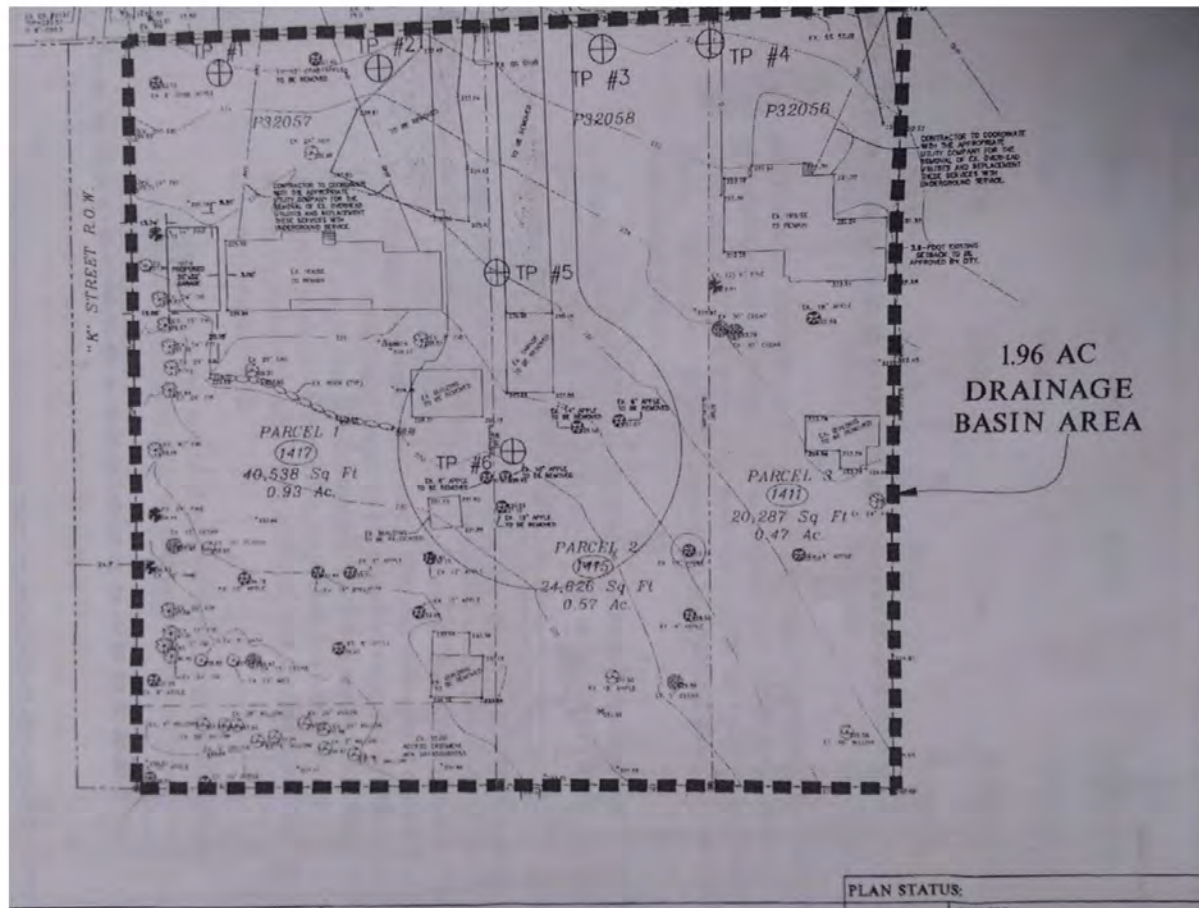
Cul-de-sac sidewalk easement will be 2' from edge of existing house (left side)



K is an undeveloped right-of-way. What is the process for permitting permanent access along this?



Stormwater Plan must account for volumes of water from the drainage basin.





Ace of Hearts Park area raised up with land fill increasing drainage volume

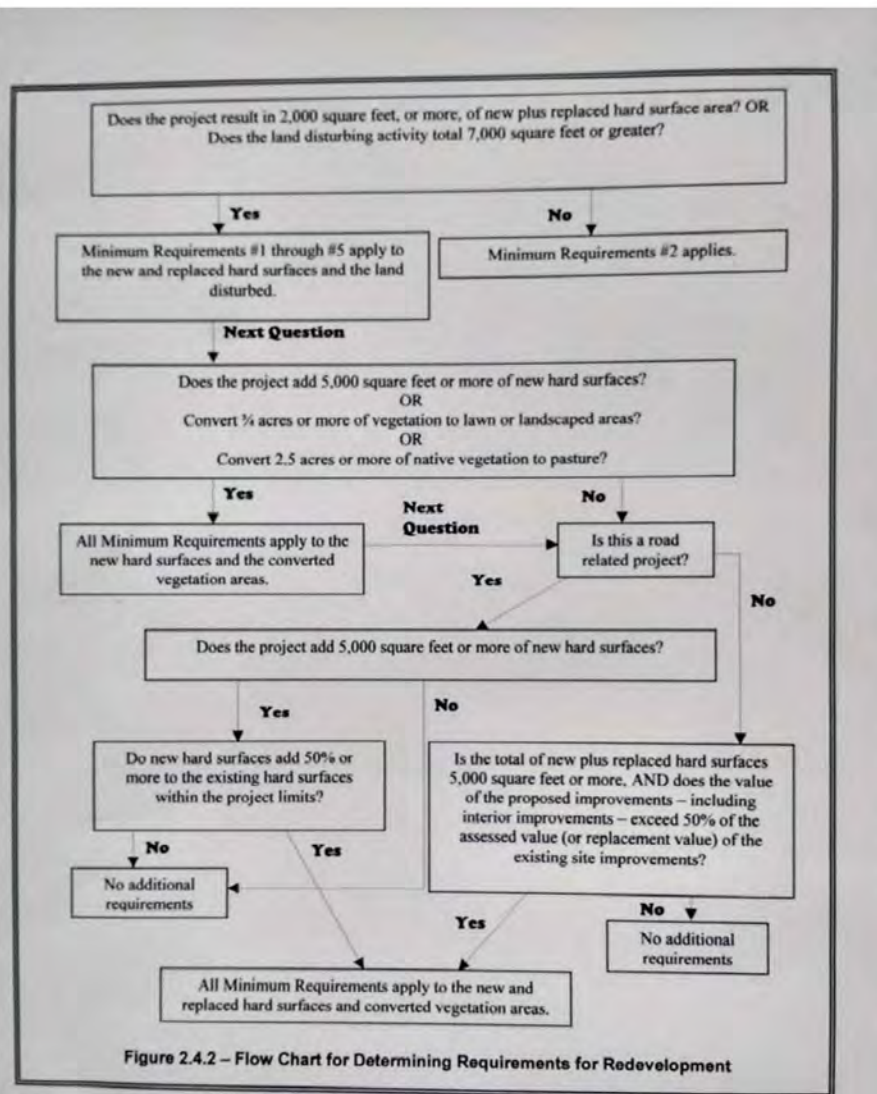
From the Department of Ecology
Storm Water Management Manual Western Washington

1.6.10 Endangered Species Act

With the listing of multiple species of salmon as threatened or endangered across much of Washington State, and the probability of more listings in the future, implementation of the required standards is imperative.

The runoff from roads and highways is contaminated with pollutants from vehicles. Oil and grease, polynuclear aromatic hydrocarbons (PAH's), lead, zinc, copper, cadmium, as well as sediments (soil particles) and road salts are typical pollutants in road runoff.

Residential areas contribute the same road-based pollutants to runoff, as well as herbicides, pesticides, nutrients (from fertilizers), bacteria and viruses (from animal waste). All of these contaminants can seriously impair beneficial uses of receiving waters.



Proposed Biofiltration

SWMMWW says bioretention facilities are acceptable if they have a minimum horizontally projected surface area below the overflow which is at least 5% of the total surface area draining to it.

Considering that 35% of the two acres will be impervious surfaces that would be approximately 29,400', and 5% of that = 1470'.

The proposed bioswale measures 95'x 5' at the top (95' x 2' at the base) or 475', not nearly adequate for dealing with the storm water generated by developing this property.

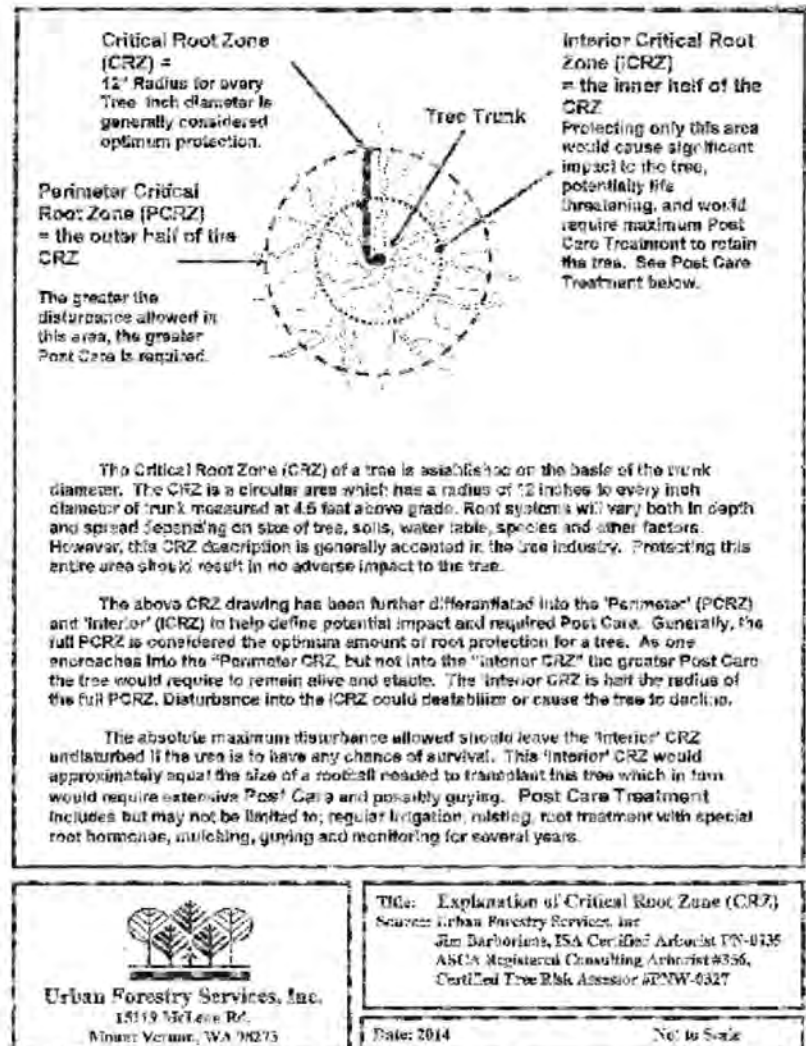
Utilities located within bio-infiltration swale location



Trees cannot be saved when excavating for driveway and paving K Ave.



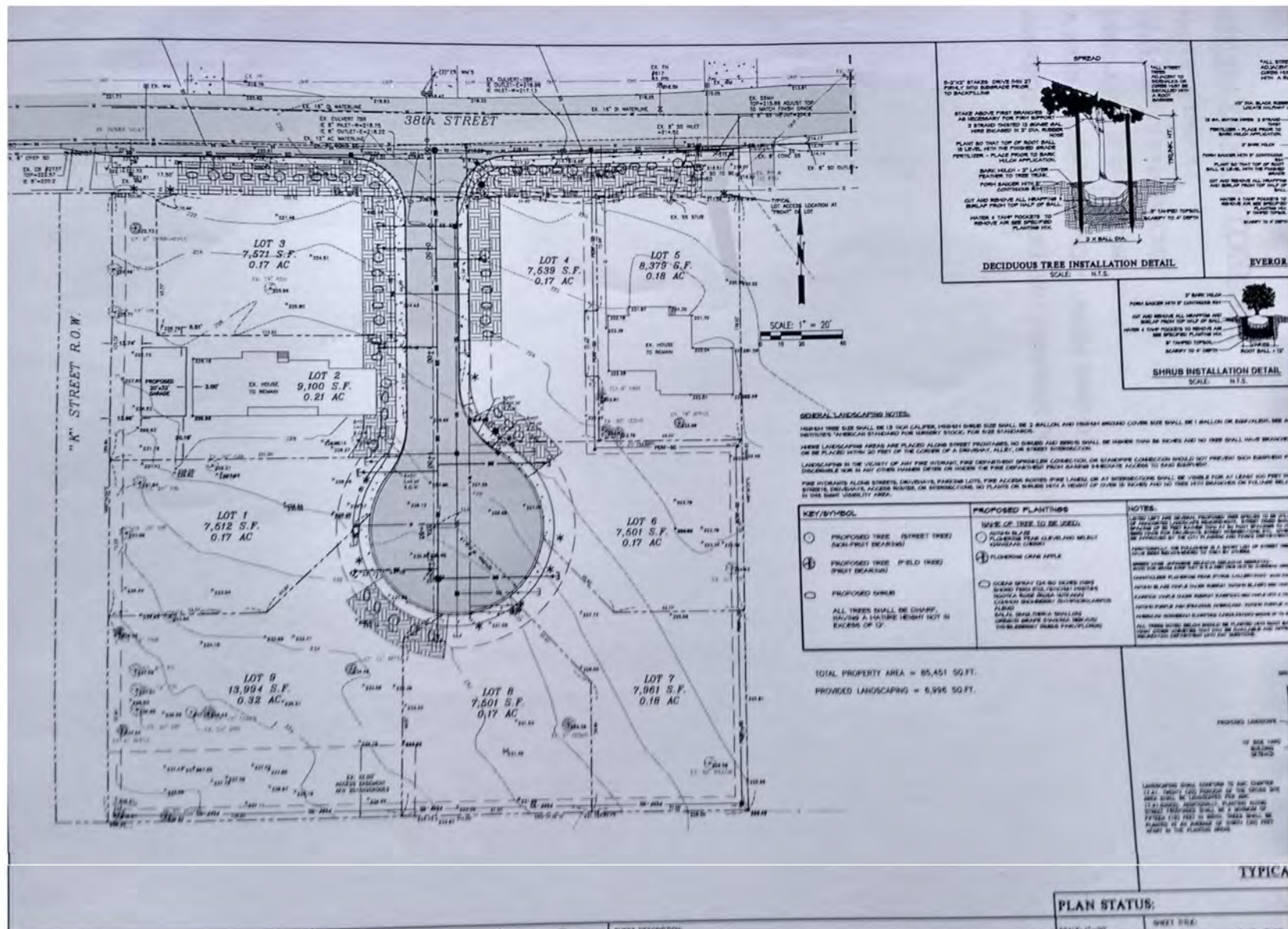
Specimen listed for saving is 21.5" diameter. Needs to have a radius of 21 feet of undisturbed area to preserve tree.



AMC 17.41.020

- G. Landscaping will be installed when developing new plats, including short plats and when building on undeveloped existing lots in conformance with the following requirements. The percentage of each site to be landscaped is to be regarded as a minimum to be achieved on site, prior to subdivision of individual lots..

In R2 zoning, the requirement is 20% of the gross site area to be landscaped.



AMC 16.32.020 - Pedestrian facilities.

Provisions for pedestrian travel shall be made on all streets. Sidewalks shall normally be separated from curb and gutters by a planted median at least six feet in width. The city engineer is authorized to modify or eliminate the separation width whenever sound engineering/construction considerations indicate such action is warranted.

New construction
should continue
38th St. sidewalk
with planter strip



This application needs further review

Get specifications for drainage plan; increase biofiltration area

Confirm lots meet minimum setbacks; reduce the number of lots as needed

Plan sidewalks and landscaping to include planting strip along 38th St.

Plant trees in planting strip to accommodate trees not saved due to inadequate tree preservation plan.



Public Works
Engineering and Development Services

Street Improvement Requirements

Date: June 4, 2004
To: William L. Obrock
SVCD LLC
1015 14th Street
Anacortes, WA 98221
From: Steve Lange
Project Manager
Site: 1512, 1516, 1520 38th Street

The Public Works Department determined a more practical benefit can be achieved at this site by constructing improvements other than standard curb, gutter, sidewalk, and storm drainage. Instead, your permit will require you to:

- Dedicate the south 5 feet of your property to the City.
- Provide emergency vehicle turnaround, as shown on attached drawings.
- 12-02-04 *Steve Lange* ~~Widen the existing pavement to within 18 inches of the two utility poles and pave over the new utility trenches in 38th Street.~~
- Install a 6-inch rock base, 8-feet wide between the two curb cuts, finish graded to route storm water to the catch basin.
- Install an 8-inch storm drain from the catch basin under the existing street to the drainage ditch on the south side of 38th street.
- Provide a 10-foot utility easement on the north and west sides of your property.
- Install a 12-inch storm drain along the north property line in this City easement.
- Tie the foundation and tight line drains from the three new houses into this 12-inch storm drain.
- Obtain easements from neighbors down hill from your project for City storm sewer extension to tie into your storm sewer.

Please call me at 293.1920 if you have any questions.

Steve Lange
Steve Lange, Project Manager

cc: Gary Barnett
Marc Krueger
Don Messamer
Walter Fife
Michelle Deaton

City of Anacortes
Engineering and Development Services
PO Box 547
Anacortes, WA 98221

Telephone 360.293.1920
Fax 360.293.1938



Public Works
Engineering and Development Services

January 6, 2005

Richard Bihon
Castelletto Homes
P.O. Box 917
Anacortes, WA 98221

Dear Mr. Bihon:

Subject: Drainage for Obrock Short Plat on 38th Street

The storm drainage for the three lots that you will be building on will need to have a 12-inch culvert installed along the north property line with a type one catch basin installed at the east and west property lines. The grade for this culvert will be determined on the foundation elevations and on the ability of the City of Anacortes to connect to said culvert in the future. On the east end of the culvert there will need to a 5-foot wide, by 20-foot long, by 8-foot deep (minimum) dry well installed for temporary dispersion of the storm water runoff from the three houses. At this time the process has been started of designing a 12-inch storm line to run to the east in a 20-foot wide utility easement along the adjacent properties that will connect to the existing storm system on 37th street. This will eliminate the need for the drywell, and give the three lots positive drainage.

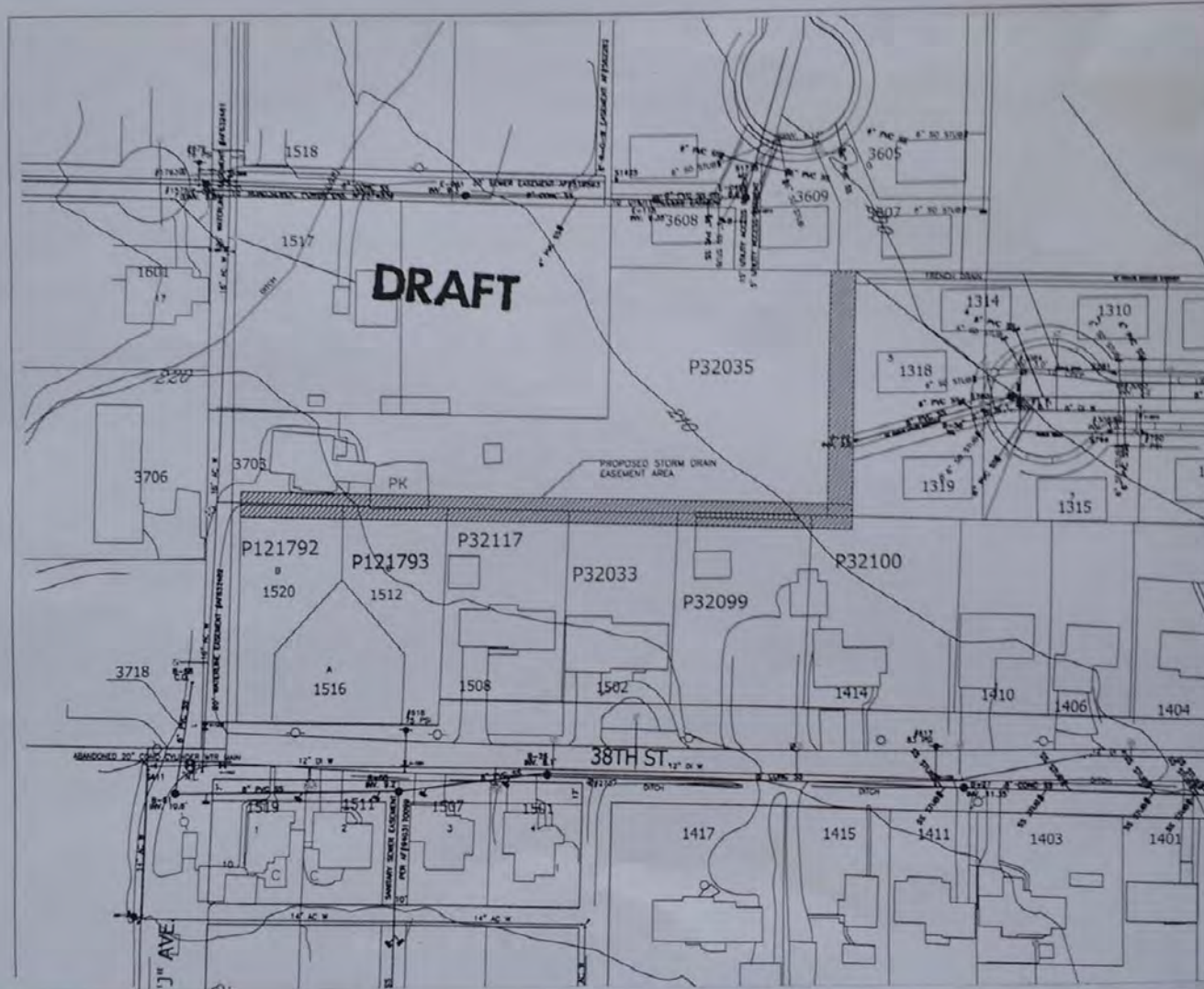
Sincerely,

Dave Waide
Dave Waide
Public Works Inspector
City of Anacortes

Steve Lange
cc: Steve Lange, Don Messamer, Ed Frank, Fred Duckenmeyer

City of Anacortes
Engineering and Development Services
PO Box 547
Anacortes, WA 98221

Telephone 360.293.1920
Fax 360.293.1938



38TH STREET STORM DRAIN EASEMENT

CITY OF ANACORTES
ENGINEERING DEPARTMENT

SCALE: 1" = 100'
DATE: JANUARY 2009
BY: [signature]
CHECKED BY: [signature]
PROJECT NO.: 09-01
SHEET NO.: 1 OF 1

1



How can we have good faith in code being followed?



Frontage?
Footprint more than 35%?
Setback 20'?
2 parking spaces?
Landscaping?
Planter strip?
Drainage being filtered?

Questions for you

- Are you satisfied with the appearance of the new development in Anacortes?
- What reassurance can citizens have that all requirements of an approved development plan are completed BEFORE building begins?
- Should our city work progressively to use best management practices for storm water drainage so as to protect the Salish Sea or use outdated practices as long as we can get away with it?
- Should our city be doing more to improve pedestrian amenities and landscaping as we infill and subdivide lots?

How do we want our community to look?



Concrete predominates



Urban village with shade trees

Allen 38th Street

9 Lot Short Plat Proposal

- R2 Zoning
- Originally 3 houses on 3 land parcels (combined totals about 2 acres)
- House on center parcel was demolished by previous owner. It was her intent to rebuild, but she moved out of the area and we purchased the property.
- Our proposal increases the number of homes on the 3 properties by 6 for a total of 9 Lots/Houses for the plat.

Neighborhood Area Overview

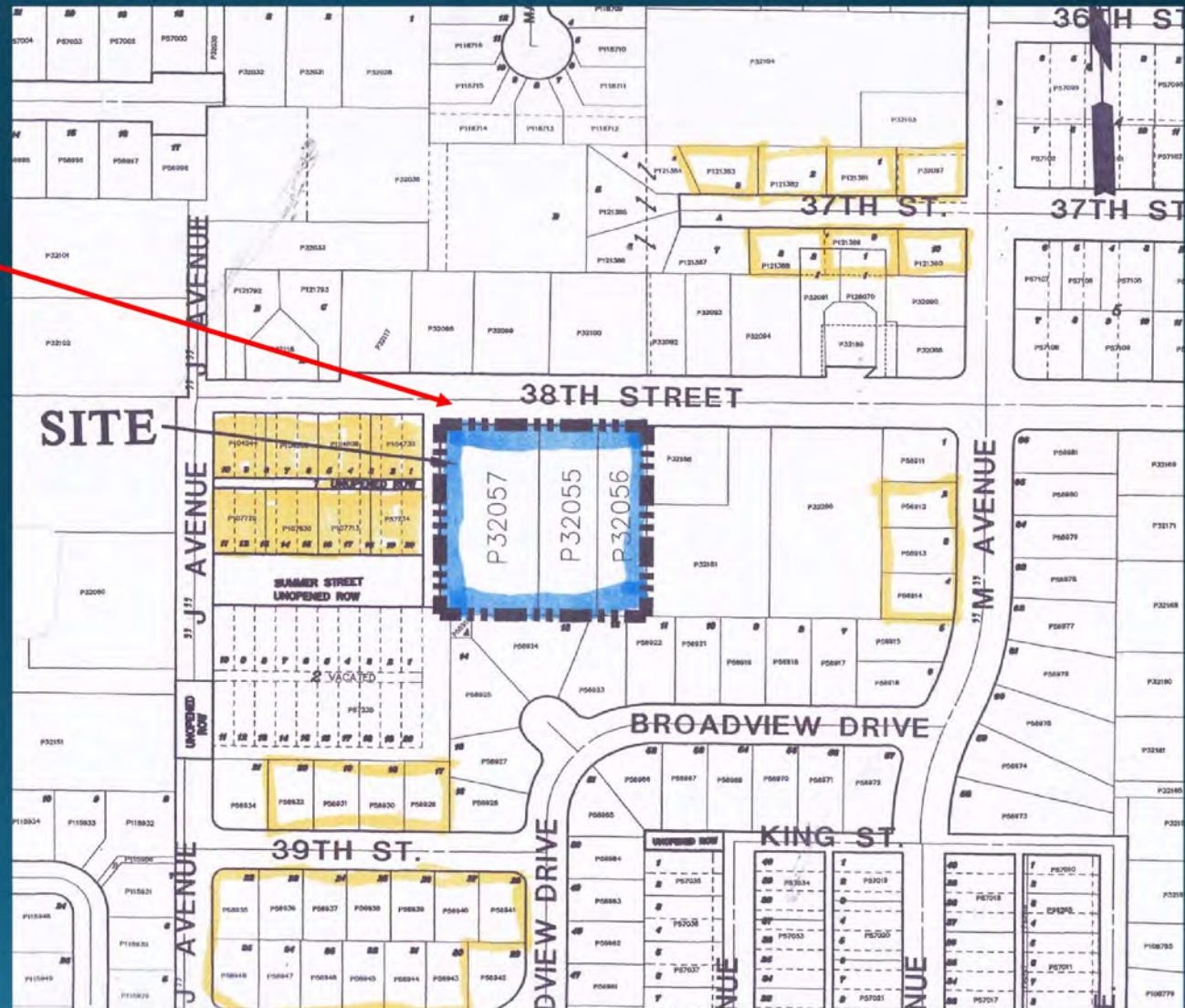


Our 3 parcels in Blue

R2 Zoning: Min. 7,500 sq ft

- **West:** 8 lots 7,500 sq ft
- **South:** 17 lots 6,600 - 6,825 sq.ft
- **East:** 3 lots 7,300 - 7,700 sq ft
- **North:** 37th St.: 7 lots @ 7,500 sq ft

Proposal: 9 lots @ 7,501 – 13,994 sq ft (avg lot size 8,562 sq ft) surrounded by many lots that are equal size or smaller

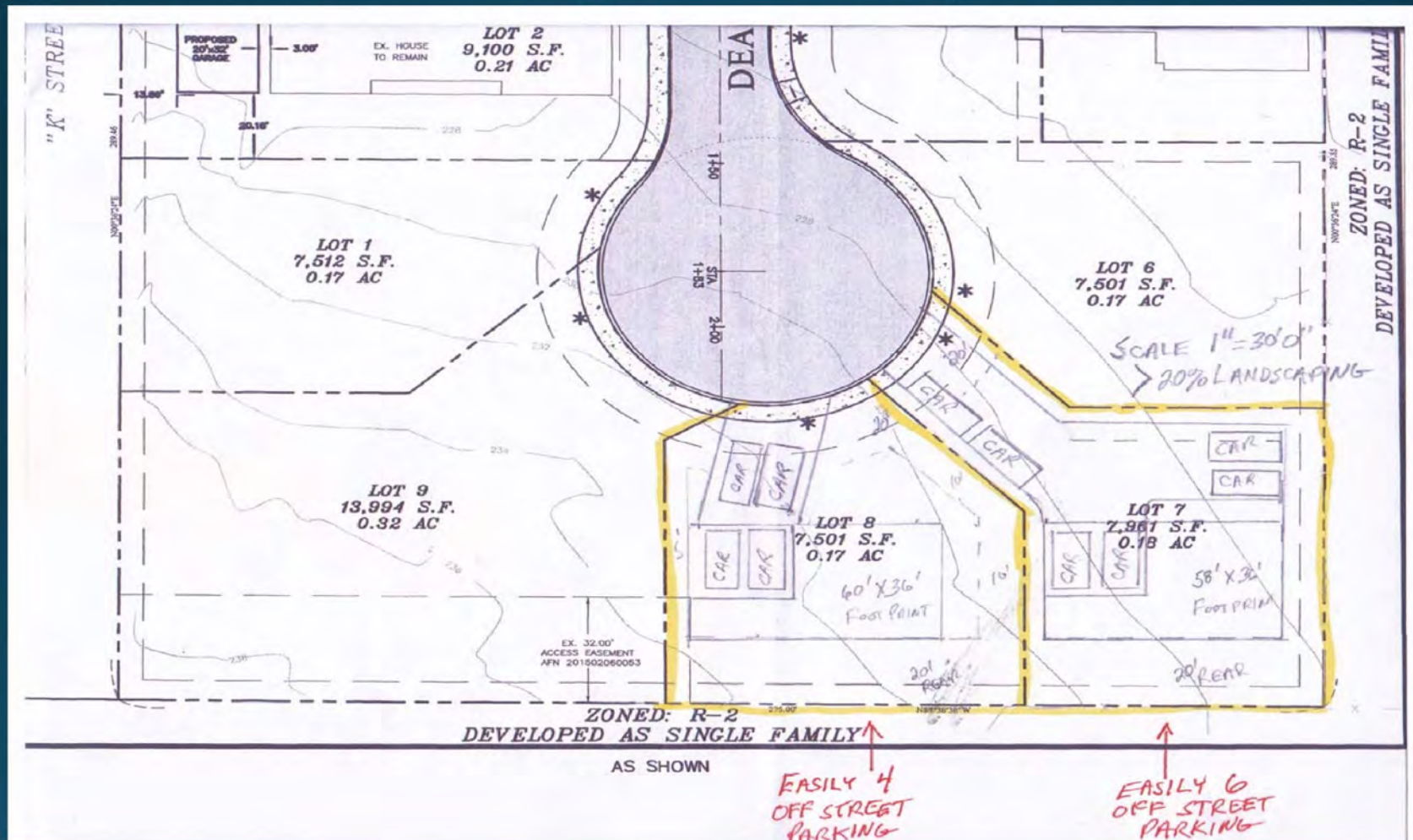


Parking

Off-street parking has been a point of discussion for 38th St. In the next slide I have a plat map exhibit with 2 of our lots as examples showing that we are providing more than ample parking:

- AMC 17.36.100 says at least 2 each off-street parking is required per lot.
- The 1st example lot shows that with a 20' setback, you get a minimum of 4 each off-street parking (2 spaces in a garage + 2 spaces in driveway). The 2nd example lot shows 6 off-street spaces
- In addition to the excessive lot off-street parking capacities, the southerly widening of 38th St. provides 8 – 10 parking spaces on the street.
- Each of these examples still leaves more than 20% in required R2 landscaping.

Parking Examples



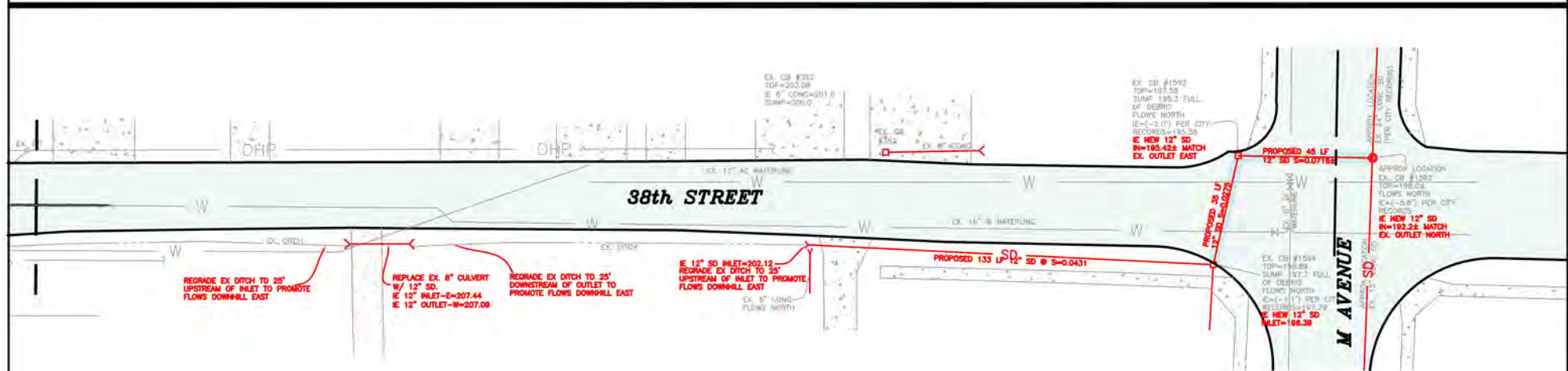
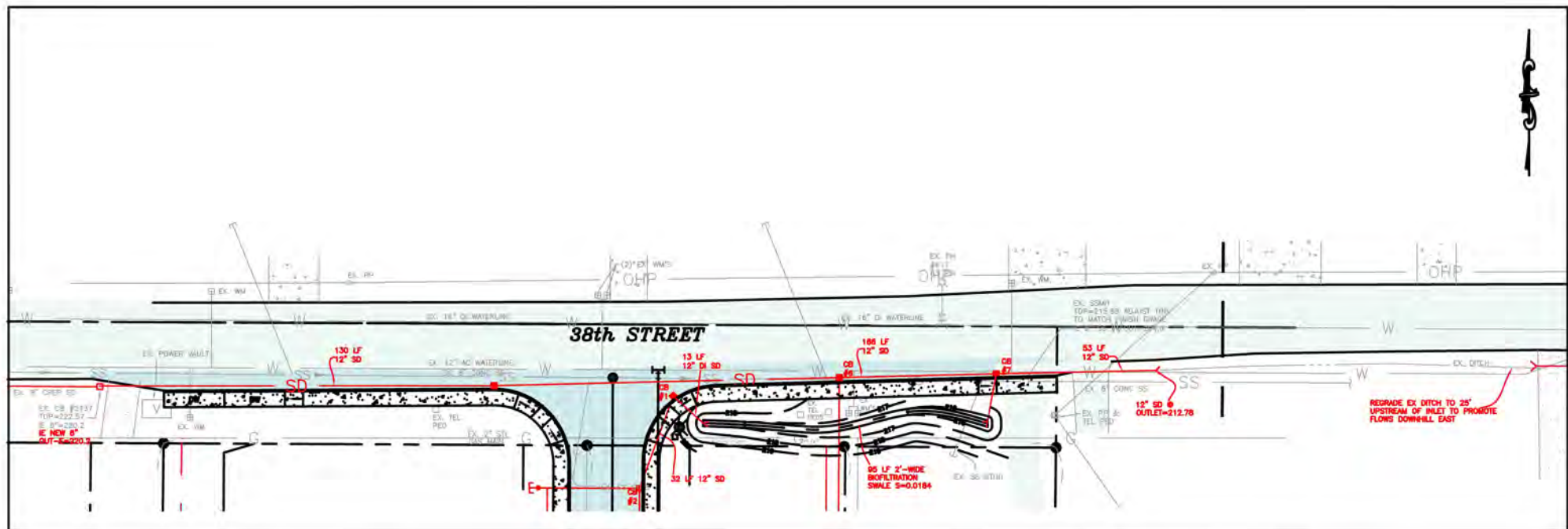
Key Points

- No critical areas: no wetlands or slopes
- Great Tree Preservation Plan on file to save many existing trees + plant more with new houses. In this overall project with the preservation plan, we are retaining 93 tree credits where a minimum of 86 tree credits is required. In addition more trees will be planted when the individual houses are built.
- We had an appeal from Sean Kelly (closest west neighbor) re: K Ave. and our garage access. After meeting we resolved the issues to satisfaction of Mr. Kelly & other neighbors. Mr. Kelly has removed his appeal.
- This is an area of R2 Zoning where we are meeting the minimum lot size of 7,500 sq. ft. and the maximum density of 4 lots per acre which is required as per AMC 17.36.050 and 17.36.070 and encouraged by our Comp Plan.

Summary

- Anacortes and the County have a shortage of housing for working families, first time home buyers, seniors, etc.
- We ask that the appeal be denied and we be allowed to move forward.
- Our Civil Engineer, John Ravnik, and our attorney, Steve Nichol, will also speak to additional points.

Thank you.



Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAMOOD LANE/P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2648 FAX: (360) 707-2216



"38TH STREET SHORT PLAT"

LEGEND

---	EXISTING RIGHT OF WAY LINE	---	PROPOSED SILT FENCE
---	EXISTING PROPERTY LINE	---	PROPOSED ORANGE CONSTRUCTION FENCE
○	EXISTING PROPERTY CORNER	(28.2)	PROPOSED ASPH. SURFACE ELEV.
SD	EXISTING STORM DRAIN	(212.30) MC	MIDPOINT CURVE
○	EXISTING STORM MANHOLE	(212.30) PRC	POINT OF REVERSE CURVATURE
□	EXISTING STORM CATCH BASIN	(212.30) PC	POINT OF CURVATURE
SS	EXISTING SANITARY SEWER	(212.30) QP	QUARTER POINT OF CURVE
○	EXISTING SANITARY MANHOLE	LANDSCAPE	PROPOSED LANDSCAPE AREA
W	EXISTING WATERLINE	CO	PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
⋈	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN
⊕	EXISTING FIRE HYDRANT	PERF-SD	PROPOSED PERFORATED STORM DRAIN
PCTG	EXISTING POWER, CABLE TELEPHONE, GAS LINE	■	PROPOSED STORM CATCH BASIN
OHP	EXISTING OVERHEAD POWER	SS	PROPOSED SANITARY SEWER
G	EXISTING GAS LINE	---	PROPOSED DITCH
28	EXISTING GROUND CONTOUR LINE	PCTG	PROPOSED POWER, CABLE TELEPHONE, GAS LINE
---	EXISTING EDGE OF ASPHALT	W	PROPOSED WATERLINE
X-X	EXISTING FENCELINE	+	PROPOSED WATER VALVE
⊞	EXISTING WATER METER	+	PROPOSED FIRE HYDRANT
---	EXISTING ASPHALT	⊞	PROPOSED WATER METER BOX
---	EXISTING CONCRETE	⊞	PROPOSED AIR RELEASE ASSEMBLY
---	EXISTING GRAVEL	↑BO	PROPOSED BLOW OFF/FLUSHING ASSEMBLY
---	EXISTING SWALE	---	PROPOSED CURB & GUTTER
TBR	EXISTING TO BE REMOVED	---	PROPOSED CONCRETE
		---	PROPOSED ASPHALT

PROJECT CONTACTS:

OWNER

EQUITY TRUST COMPANY
CUSTODIAN FBO: THOMAS ALLEN IRA
P.O. BOX 451
340 WESTLAKE, OH 44145

DEVELOPER

TOM & PAM ALLEN
P.O. BOX 817
ANACORTES, WA 98221
(360)293-7754

CIVIL ENGINEER

RAVNIK & ASSOCIATES, INC.
CONTACT: JOHN RAVNIK
1633 LINDAMOOD LANE
P.O. BOX 351
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216

SURVEYOR

PARISH LAND SURVEYING
CONTACT: BOB PARISH
P.O. BOX 314
LOPEZ, WA 98261
PHONE: (360)588-1467

FRONTIER

CONTACT: BRET MURDOCK, ENGINEER
TEL.: (360)707-0641
CELL: (425)417-7085
BRET.T.MURDOCK@FTR.COM

CONTACT: DEAN DUPRIS, CONSTRUCTION
TEL.: (360)757-7221
CELL: (360)770-7626

PUGET SOUND ENERGY
MUNICIPAL CONSTRUCTION
PLANNING DEPARTMENT
CONTACT: JANE MAJOR
TEL.: (360)766-5571
CELL: (360)791-2748
JANE.MAJOR@PSE.COM

PSE/INTOLIGHT

CONTACT: LANE MAHLER
TEL.: (425)462-3624
CELL: (425)429-1356
EMAIL: LANE.MAHLER@PSE.COM

CASCADE NATURAL GAS

CONTACT: JAMES HOBBS
P.O. BOX 607
MT. VERNON, WA 98273
TEL.: (360)336-3911
FAX: (360)336-2564

BLACK ROCK CABLE

CONTACT: RANDY WILSON
TEL.: (360)306-5486
CELL: (360)305-9635
RWILSON@BLACKROCKCABLE.COM

CITY OF ANACORTES

PUBLIC WORKS PROJECT MANAGER-STEVE LANGE
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)293-1900
FAX: (360)293-1938
CELL: (360)661-3468
EMAIL: stevel@cityofanacortes.org
ALTERNATE CONTACT: FRED BUCKENMEYER
PHONE: (360)293-1920

SEWER AND WATER DEPARTMENT
P.O. BOX 537
ANACORTES, WA 98221
PHONE: (360)299-1966
FAX: (360)293-1938
CONTACT: BOB CLUMPNER

PUBLIC WORKS DIRECTOR/INSPECTOR-DAVE WALDE
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)299-1951
FAX: (360)293-1938
CELL: (360)661-7838

UTILITY LOCATE

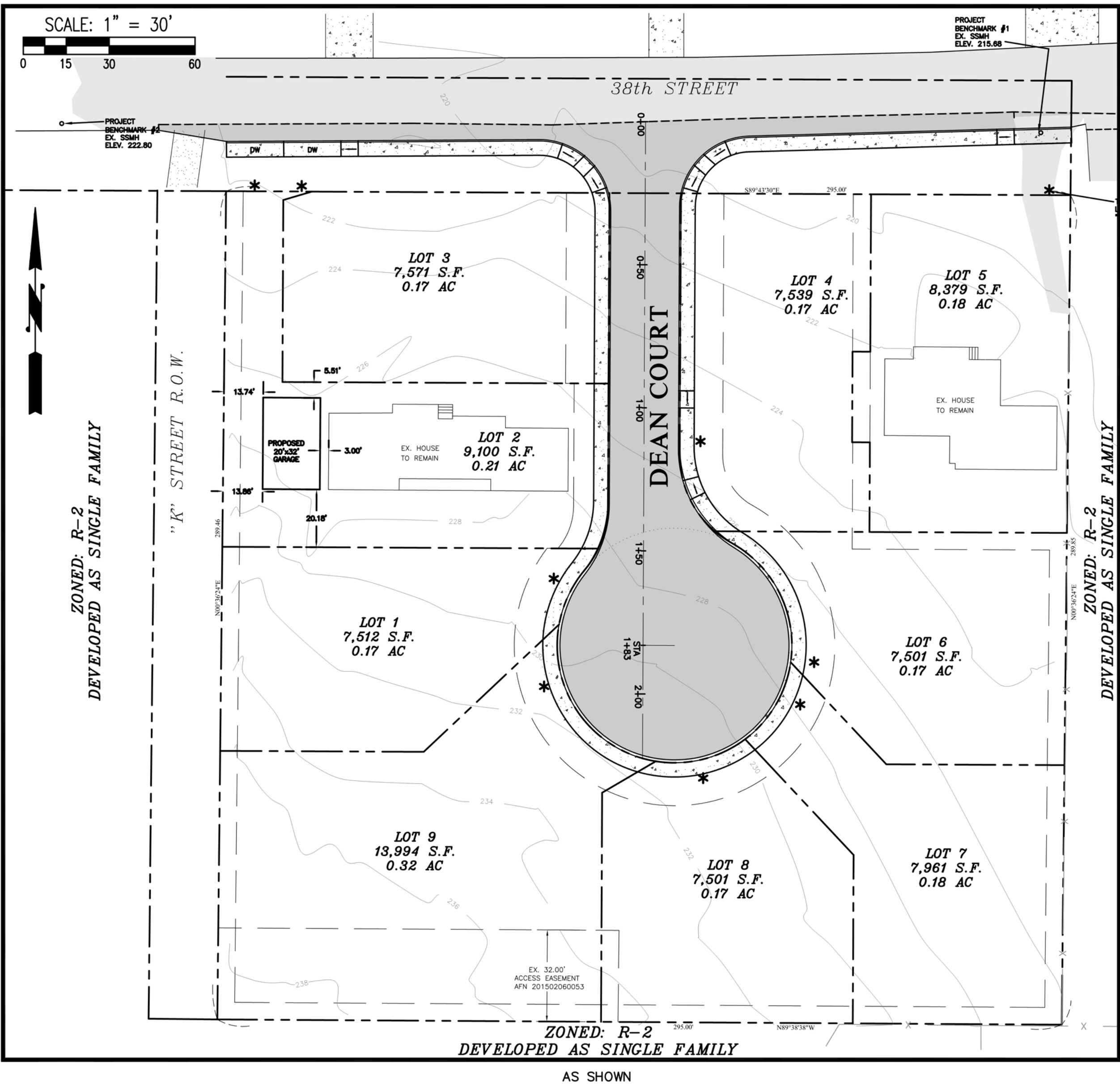
811

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN NOVEMBER, 2015, FROM A TOPOGRAPHIC SURVEY PERFORMED BY PARISH LAND SURVEYING, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

SURVEY DATUM: BASED UPON CITY OF ANACORTES DATUM.
CITY BENCHMARK MON IN CASE BRASS DISK LOCATED AT THE CENTER PF "M" AND 38TH STREET, EASTERLY OF THE SITE ELEVATION = 197.75
CONTOURS HAVE BEEN GENERATED FROM DATA COLLECTED BY FIELD SURVEY.

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216



SHEET SCHEDULE:

SHEET 1 OF 4 COVER
SHEET 2 OF 4 EXISTING CONDITIONS
SHEET 3 OF 4 OVERALL SITE & GRADING PLAN
SHEET 4 OF 4 EXISTING/DEVELOPED OFFSITE STORM DRAIN PLAN

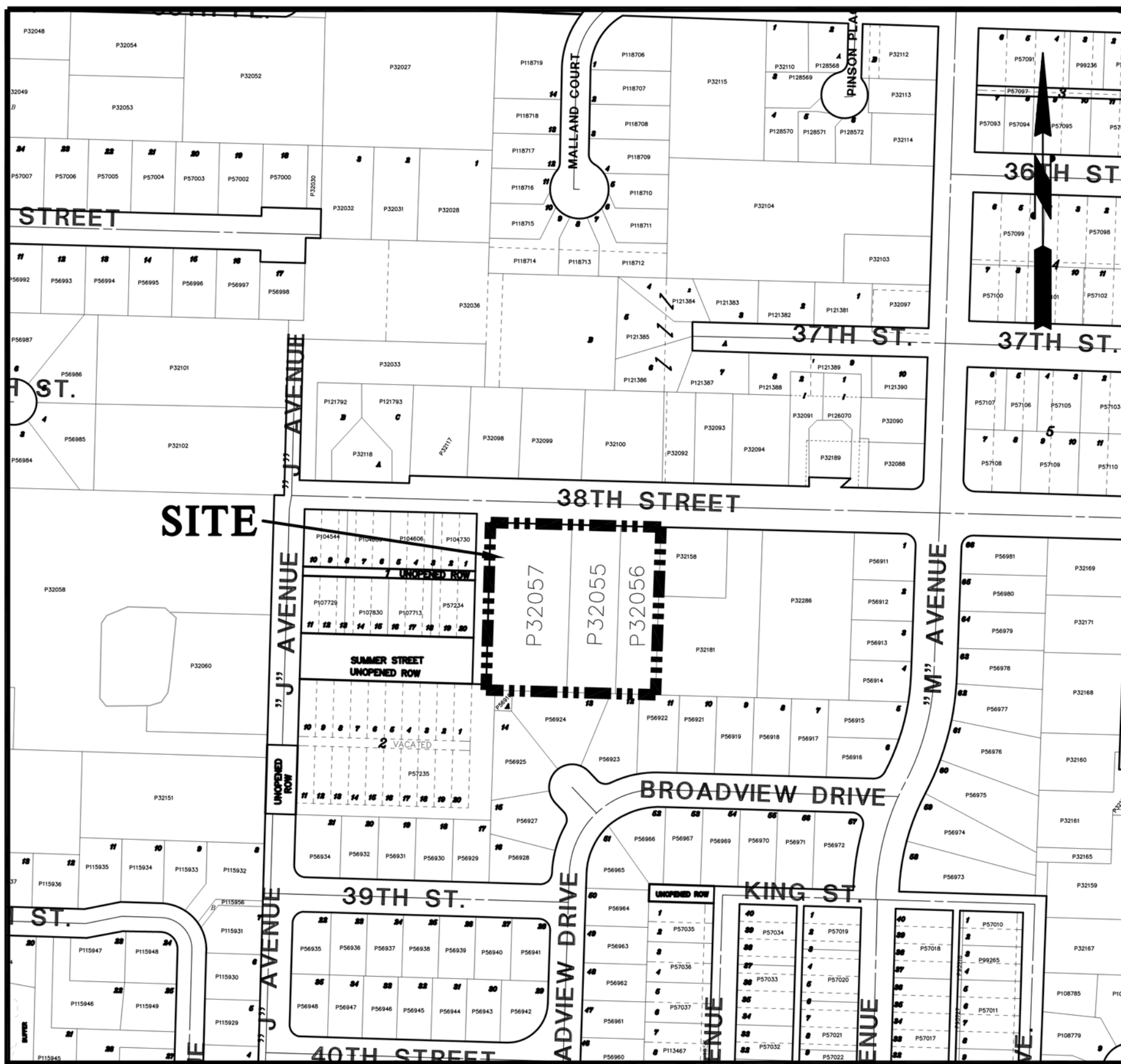
DENSITY CALCULATIONS:

TOTAL PROPERTY AREA = 85,451 S.F.
ABUTTING HALF OF 38TH STREET R.O.W. = 40'x295'=11,800 S.F.

ABUTTING HALF OF "K" STREET R.O.W. = 12.15'x289.46'=3516.93 S.F.

SUM AREAS FOR DENSITY CALCULATIONS = 100,767.9 S.F. = 2.31 AC

AT 4 DU/AC, A TOTAL OF 9 LOTS CAN BE PREPARED PER THE CURRENT R-2 ZONING CODE.



VICINITY MAP

SCALE: 1"=200'

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

PLAN STATUS:

SCALE: AS SHOWN

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 02.26.16

SHEET TITLE:

**9-LOT SHORT PLAT
FOR
TOM ALLEN (DEVELOPER)
SECTION 25, T. 35 N., R. 1 E., W.M.**

DRAWING NO.

15030.SITE.dwg

JOB NO.

15030

SHEET NO.

1 OF 4

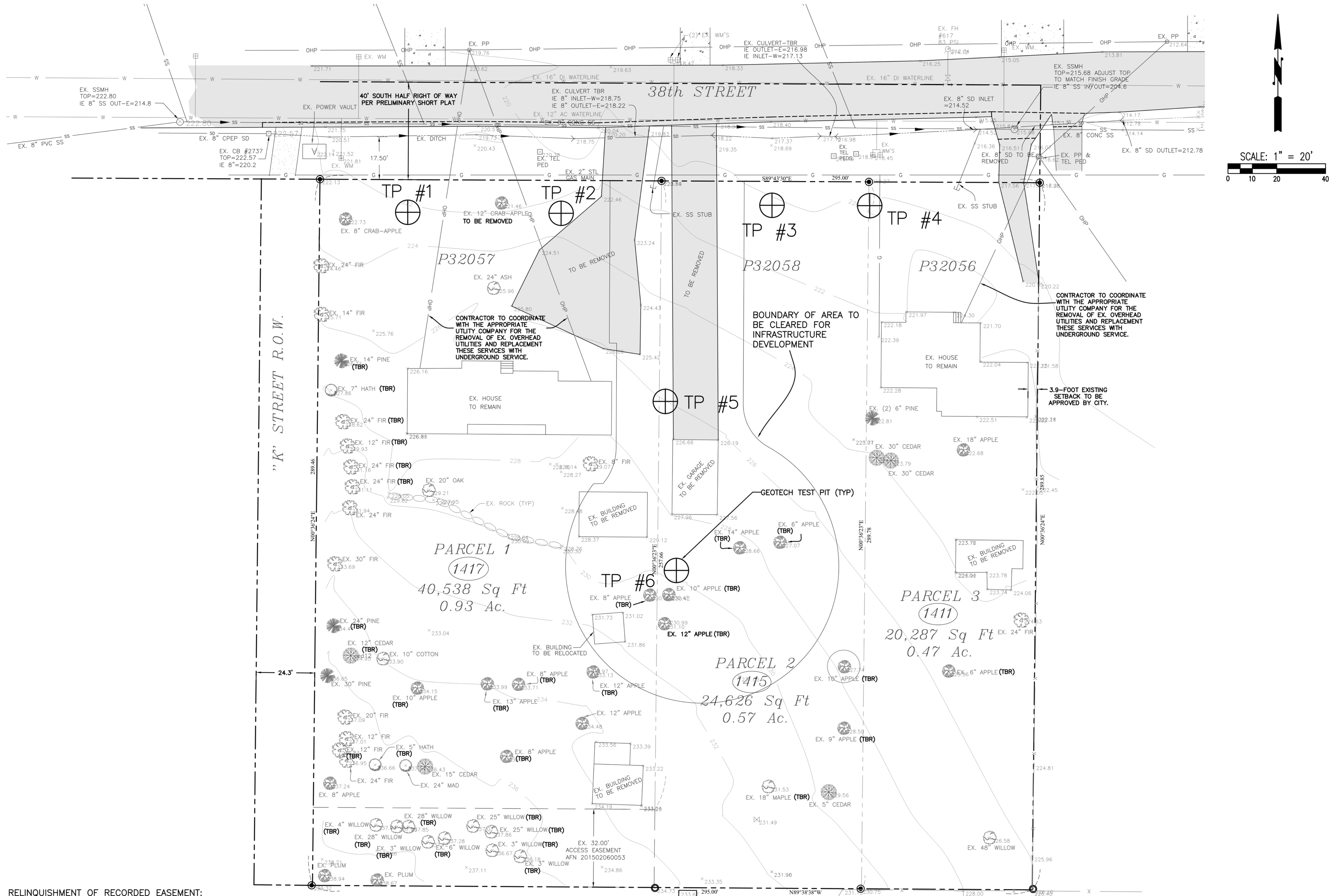
SHEET DESCRIPTION:

COVER

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SPL-2015-0006

PUBLIC WORKS
16-D10 DEV



RELINQUISHMENT OF RECORDED EASEMENT:
THE GRANTORS ERNIE AND LINDA HAAKENSON, AS
BENEFICIARIES OF THE EASEMENT CREATED BY DEED AND
RECORDED FEBRUARY 6, 2015 UNDER SKAGIT COUNTY
AUDITOR'S NO. 201502060053 AND RECORDED AS GRANT OF
EASEMENT. THE RELINQUISHMENT OF THIS EASEMENT IS
RECORDED TO BE BECOME EFFECTIVE UPON THE CONDITION
PRECEDENT OF THE DEATHS, TRANSFER OR CONVEYANCE OF
THE HAAKENSON PROPERTY OR 180 DAYS AFTER BOTH ERNIE
AND LINDA HAAKENSON ARE UNABLE OR DO NOT RESIDE AT
THEIR RESIDENCE, PER AUDITOR'S FILE NO. 201506110055.

ONLY THOSE TREES BEING REMOVED FOR SHORT PLAT
INFRASTRUCTURE ARE DEPICTED FOR REMOVAL.
AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT, DEPENDING ON
BUILDING LOCATION, MORE TREES MAY BE REMOVED. EACH
LOT'S INDIVIDUAL DEVELOPMENT MAY REQUIRE A TREE
PRESERVATION PLAN AS DICTATED BY THE CITY.

REV. NO.	REVISION	DATE	BY	APPROVED

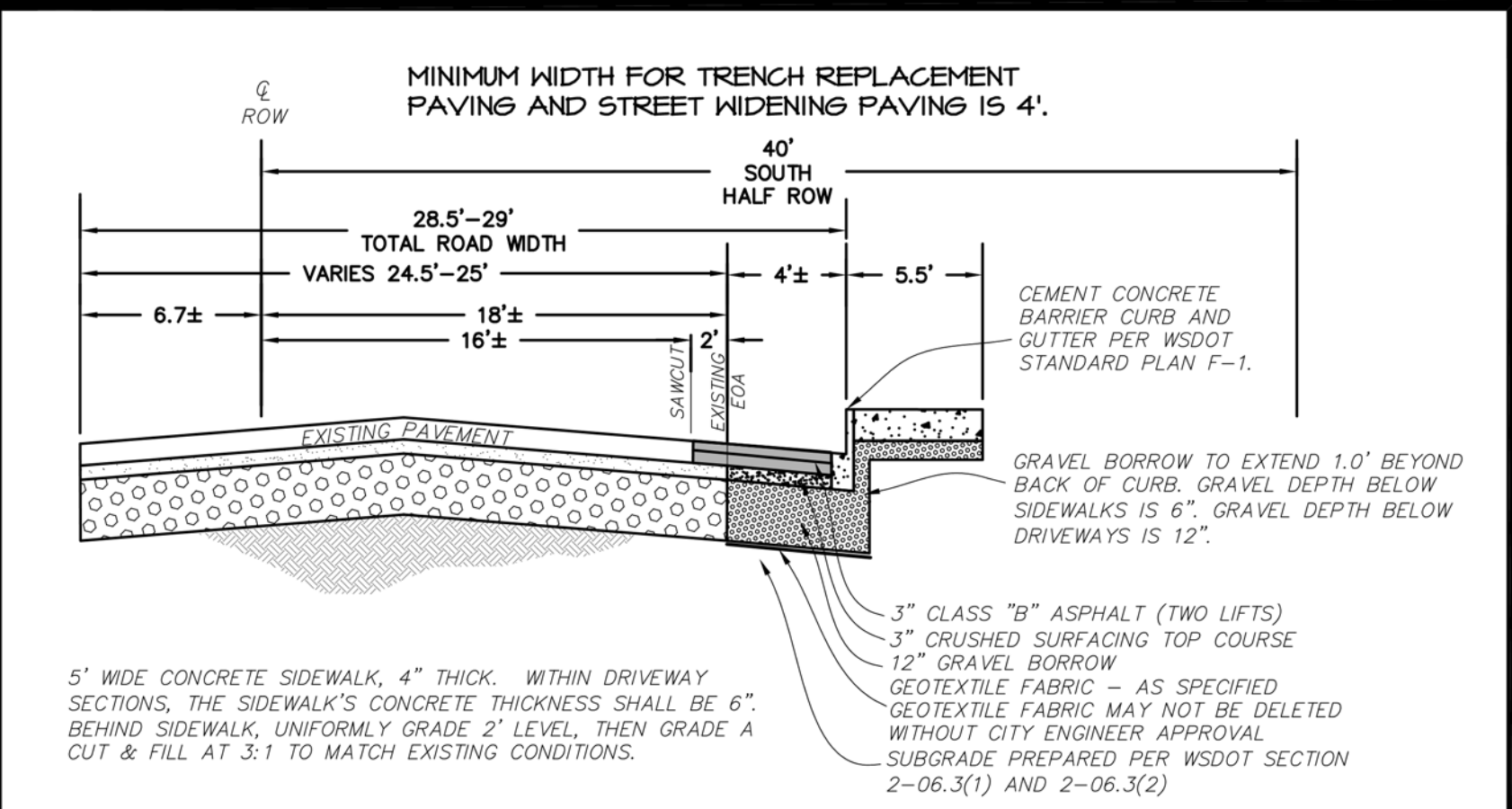
Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

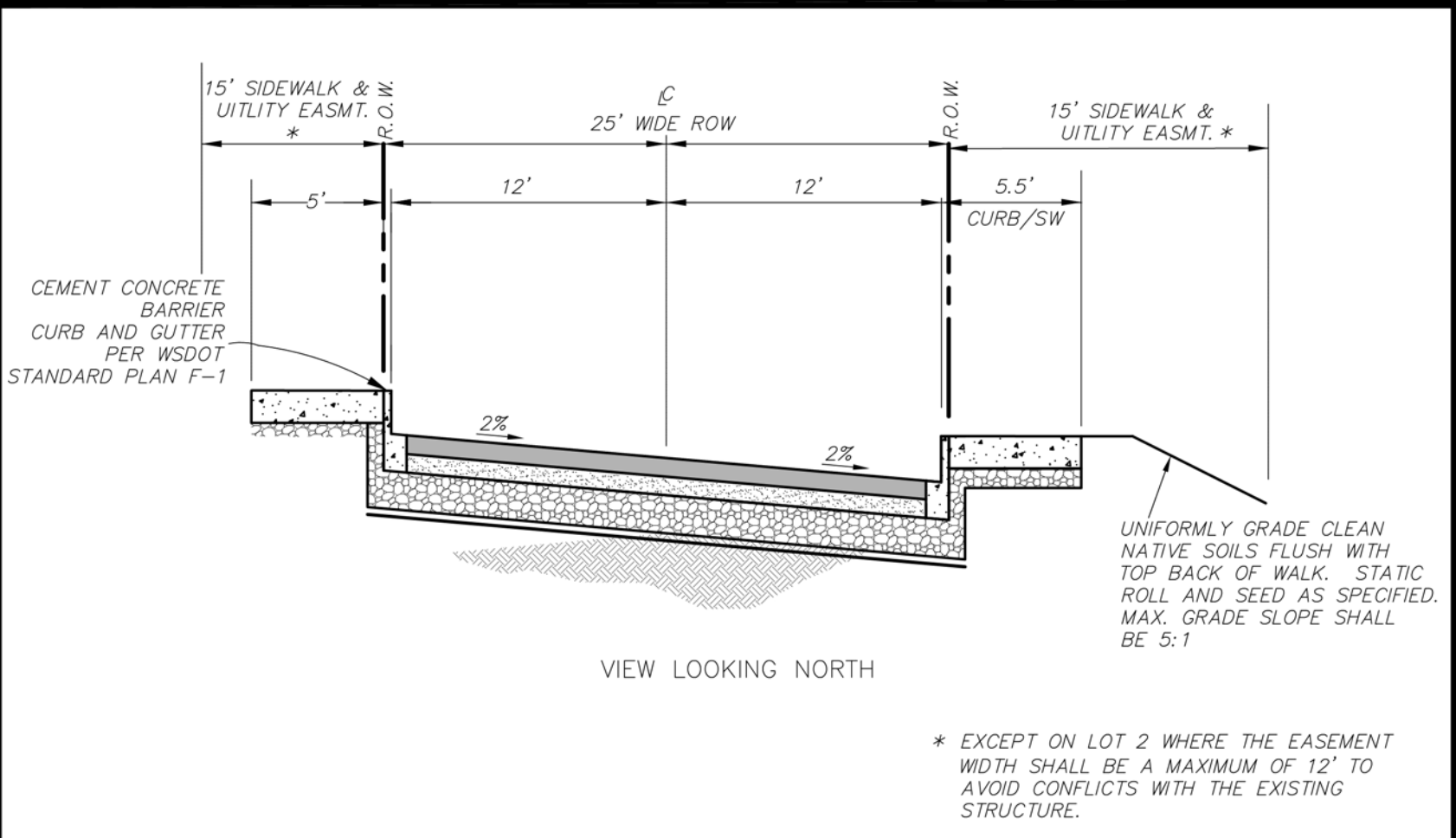
EXISTING CONDITIONS

PLAN STATUS:		
SCALE: 1"=20'	SHEET TITLE: 9-LOT SHORT PLAT FOR TOM ALLEN (DEVELOPER) SECTION 25, T. 35 N., R. 1 E., W.M.	DRAWING NO. 15030.SITE.dwg
DRAWN BY: D. REMSEN		JOB NO. 15030
CHECKED BY: J. RAVNIK		SHEET NO. 2 OF 4
DATE: 02.26.16		

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"



TYPICAL 38th. STREET IMPROVEMENT CROSS-SECTION
VIEW LOOKING EAST
NOT TO SCALE



INTERIOR ROAD CROSS-SECTION
NOT TO SCALE

ZONING: R-2

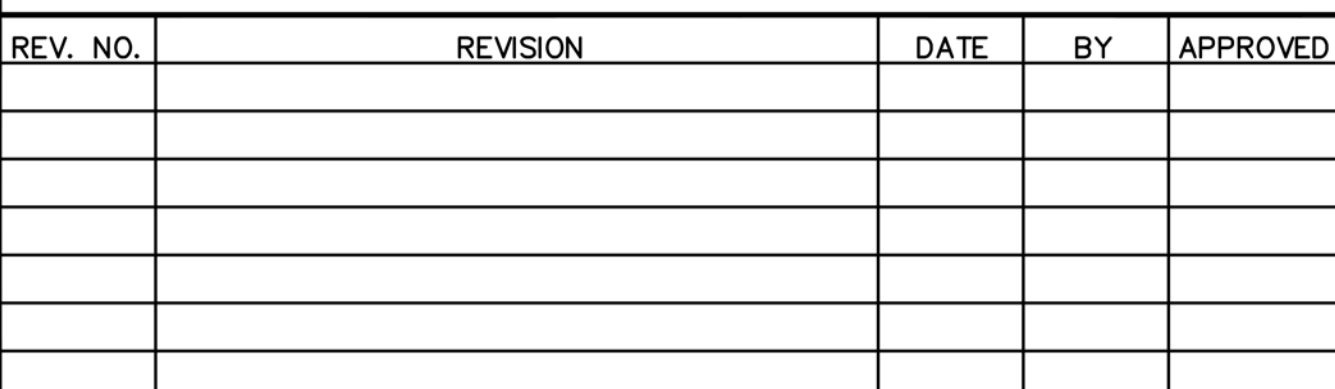
MINIMUM LOT SIZE = 7,500 SQ.FT.
4 DU/AC

MINIMUM LOT FRONTAGE = 30 FEET

BUILDING FOUNDATION SETBACKS:
FRONT YARD = 20'

FRONT YARD = 20'
INTERIOR SIDE YARD = 5' FEET ON ONE SIDE AND NO LESS THAN
10' ON OTHER SIDE.
SIDE YARD ON FLANKING STREET = 10'

10' ON OTHER SIDE.
SIDE YARD ON FLANKING STREET = 10'
(IF STREET IS DESIGNATED ARTERIAL = 20')
REAR YARD = 20'



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 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216



SHEET DESCRIPTION:

OVERALL SITE & GRADING PLAN

PLAN STATUS:

SCALE: AS NOTED

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 02.26.15

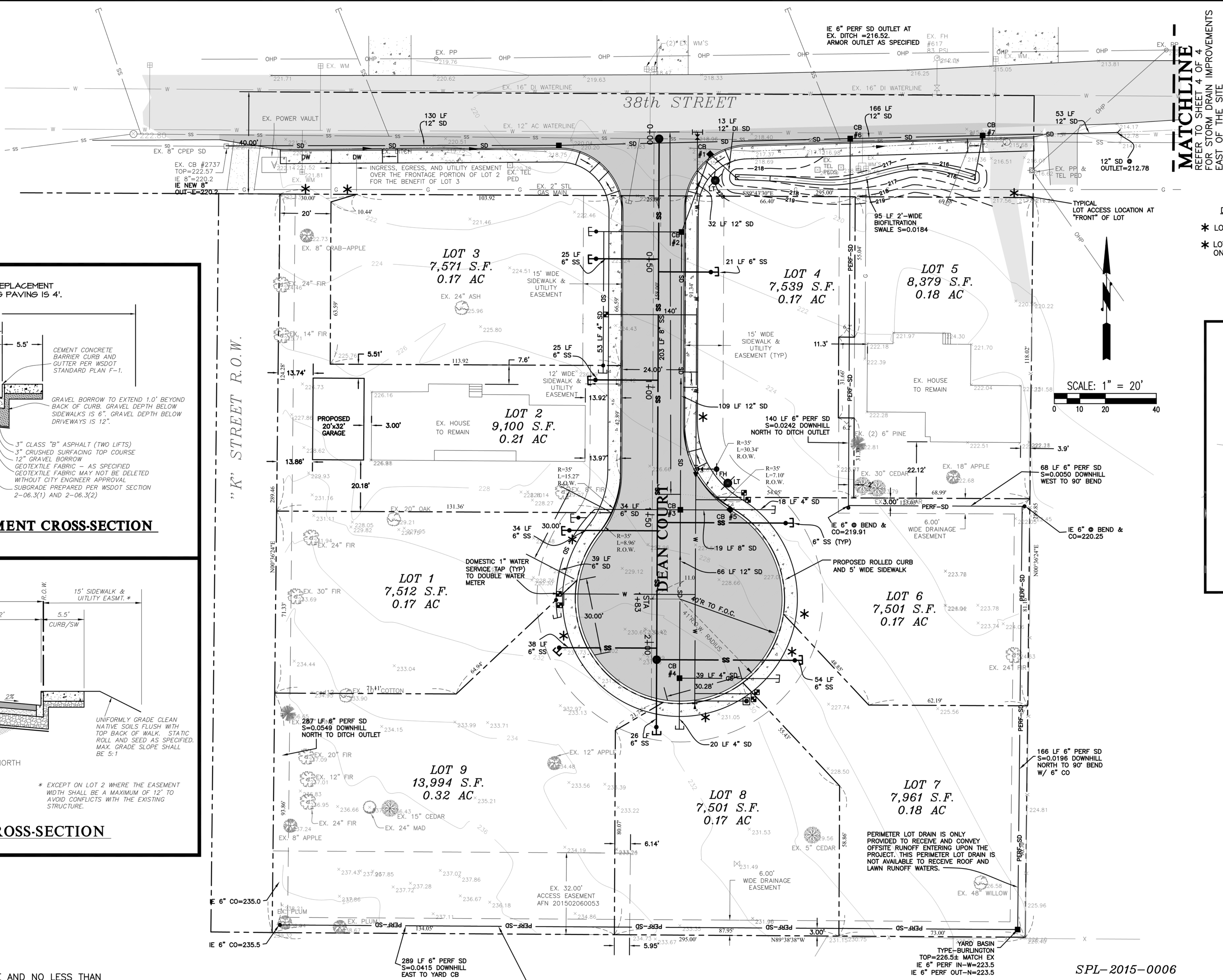
SHEET TITLE:	DRAWING NO.
9.1 LOT SHORT PLAT	15030.SITE.dwg

**9-LOT SHORT PLAT
FOR
TOM ALLEN (DEVELOPER)
SECTION 25, T. 35 N., R. 1 E., W.M.**

DRAWING NO.
15030.SITE.dwg

JOB NO.
15030

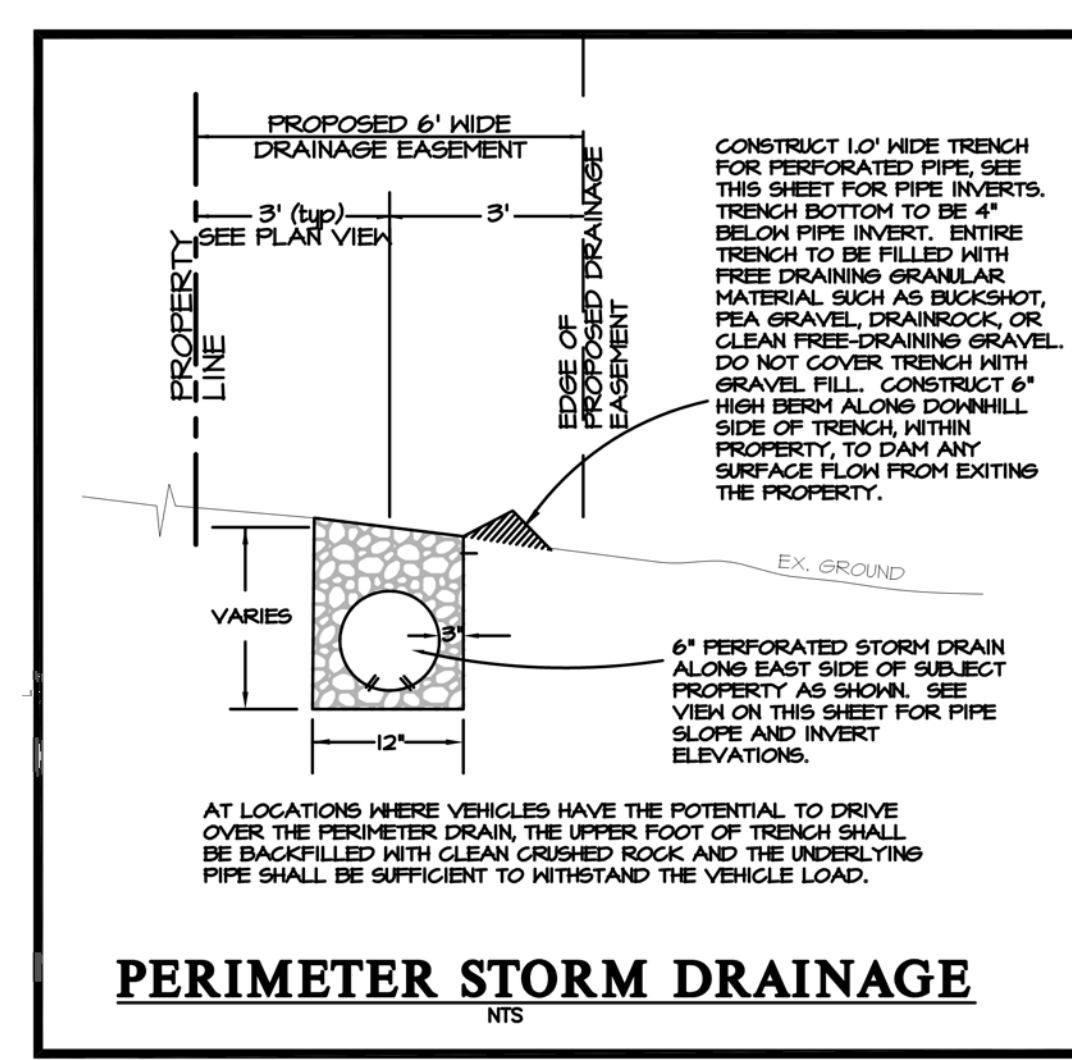
SHEET NO.
3 OF 4



DRIVEWAY ACCESS: TYPICAL 20' WIDE DRIVEWAY FOR EACH LOT

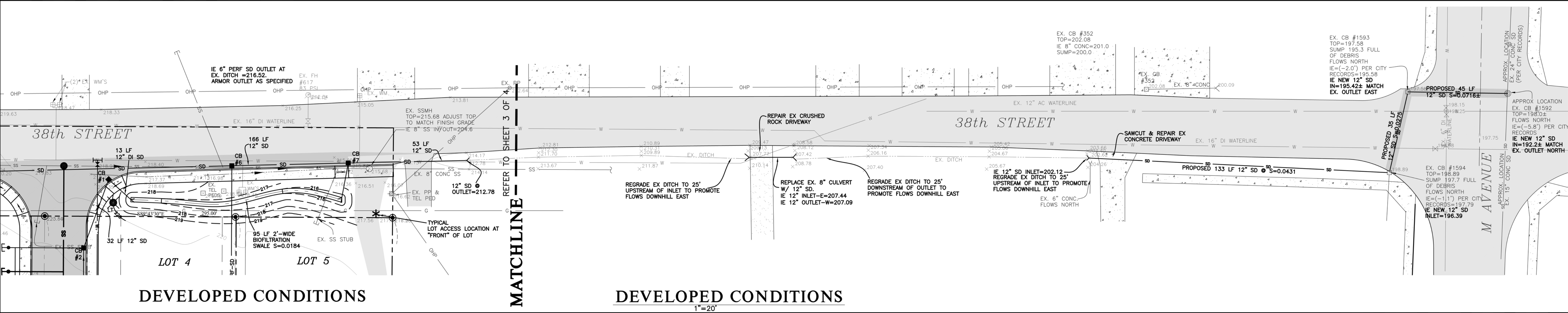
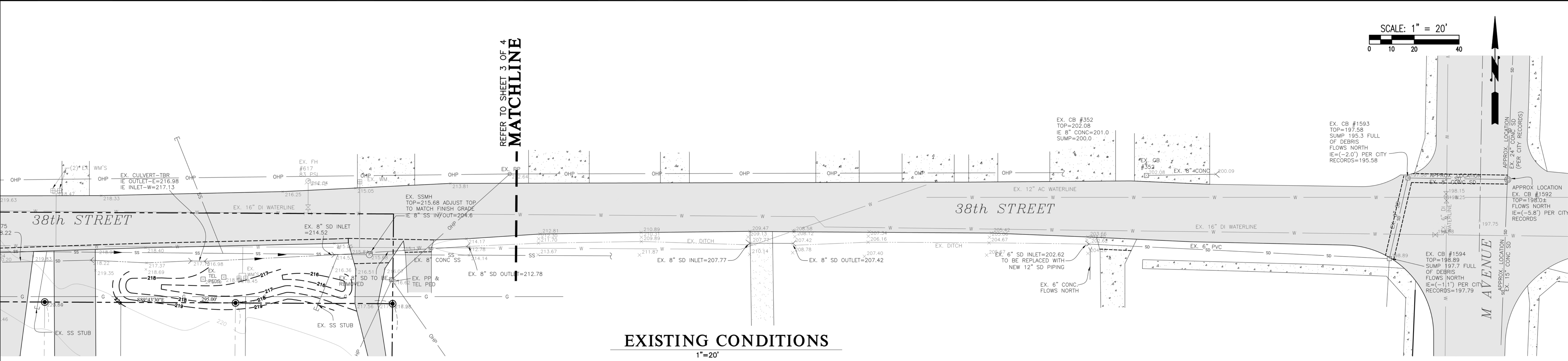
- * LOTS 2, 3, & 5 DRIVEWAY ACCESSES ARE LOCATED ON 38TH STREET
- * LOTS 1, 4, 6, 7, 8, & 9 DRIVEWAY ACCESSES ARE LOCATED ON THE INTERIOR ROAD

 PROPOSED STREET LIGHT (2)



SPL-2015-0006

PUBLIC WORKS
16-D10 DEV



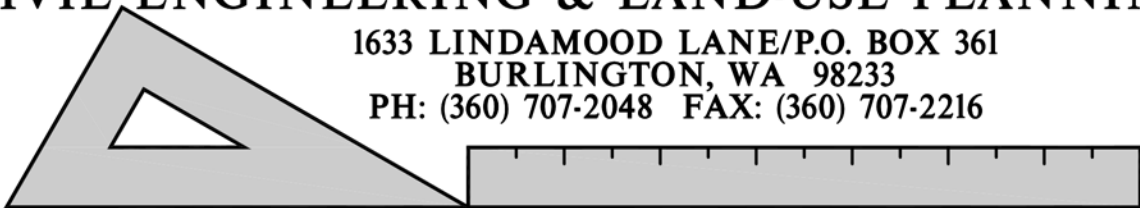
CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SPL-2015-0006

PUBLIC WORKS
16-D10 DEV

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216



SHEET DESCRIPTION:

EXISTING/DEVELOPED OFFSITE
STORM DRAIN PLAN

SCALE: 1"=20'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 02.26.16

SHEET TITLE:

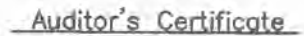
9-LOT SHORT PLAT
FOR
TOM ALLEN (DEVELOPER)
SECTION 25, T. 35 N., R. 1 E., W.M.

15030.SITE.dwg

JOB NO.
15030

SHEET NO.
4 OF 4

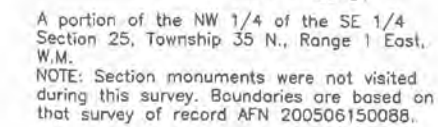
BASIS OF BEARINGS
Survey per AFN 200506150088



P 32158

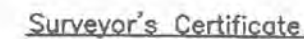
- 1) This survey has been prepared from a closed random traverse using an instrument measuring angles to 3 seconds of arc and distances rounded to hundredths of feet. Note resultant areas are only accurate within the positional tolerance of the methods of survey.
- 2) The monuments (rebars) shown were found in substantial agreement with the survey of record, AFN 200506150088.
- 3) The purpose of this survey has been to describe existing boundaries and to create the nine lots shown by short subdivision.
- 4) The east line of Block 3, Gray Addition appears with questionable legibility to be 288' resulting in the width of Summer Street being 32'. Note also, per AFN 200004270085 that Summer St. therein is described as being 35.01 feet in width. Note also that Summer Street lies on the north side of the plat of Broadview not south.
- 5.) Area in 38th Street — See descriptions sheet 2 of 2.
- 6.) Lot corner monuments and street monuments that are required by Anacortes Municipal Code are to be set upon receipt of preliminary approval.

SECTION DETAIL



SHEET 1 OF 2

SHORT PLAT NO. SPL-2015-0006 PUBLIC WORKS NO. 16-010 DEV.



Certificate No. 29535

PLS

PREPARED FOR:
38th Street Short
Plat
Parish Land Surveying
PO Box 24, Lees, Mississippi 38451
APACORPTEL CASH 661-1467 email: parishland@aol.com

1411 38TH STREET P-32056 AUDITOR'S FILE NUMBER 2005-04150041

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M. more particularly described as follows:
Beginning at the point of intersection of the South line of 38th Street and the East line of the Northwest Quarter of the Southeast Quarter;
Thence West along the South line of 38th Street, a distance of 70 feet, more or less, to the Northeast Corner of the property conveyed to Cynthia L. Dolman by instrument recorded August 20, 2004, under Auditor's File Number 200408200109, records of Skagit County, Washington;
Thence S00°19'30W along the east line of the Dolman Tract, a distance of 255.3 feet, more or less, to the North line of the Broadview Addition Subdivision;
Thence East along the North line of the Broadview Addition, a distance of 70 feet, more or less, to the East line of the Northwest Quarter of the Southeast Quarter; Thence N00°13'30E along said East line, a distance of 255.3 feet, (*1)more or less, to the South line of 38th Street and the true point of beginning.

(*1) calls for record monuments held over distance

1415 38TH STREET P-32055 AUDITOR'S FILE NUMBER 20150115005

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at a point on the East line of said subdivision 40.0 feet South of the Northeast corner thereof; thence West parallel to the North line of said subdivision 70.0 feet to the true point of beginning;
thence from said true point of beginning S00°19'30"W, parallel to the East line of said subdivision, 255.3 feet, more or less, to the North line of Summer Street (now vacated) as shown on the "Plat of Gray's Second Addition to the City of Anacortes," as per plat recorded in Volume 2 of Plats, page 13, records of Skagit County, Washington; thence West along the North line of said vacated Summer Street, 85.00 feet; thence N00°19'30"E parallel to the East line of said subdivision 255.3 feet; (*1) thence East 85.0 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

1417 38th STREET P-32057 AUDITOR'S FILE NUMBER 200202140117 (PARCELS A AND B THEREIN COMBINED AND RE-DESCRIBED PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200506150088)

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M.
Thence west along the north line of said Northeast Quarter a distance of 155 feet to the point of beginning; thence South a distance of 330.31 feet; thence West Distance of 140 feet; thence North a distance of 330.31 feet; thence East a distance of 140 feet to the point of beginning,
Less the North 40 feet;

PARCEL C (A portion of vacated summer street enclosed by the above courses)

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., described as follows;

Commencing at a point on the East line of said subdivision 295.3 feet South of the Northeast corner thereof; thence West parallel with the North line of said subdivision 155 feet to the Southeast corner of a tract of land conveyed to William F. Gallagher by deed recorded June 18, 1956, under Auditor's File No. 537557, records of Skagit County, Washington, and the true point of beginning; thence continue West along the South line of said Gallagher Trust, 125 feet, more or less, to the Northwest corner of that portion of Summer Street in the Plat of Gray's Second Addition to the City of Anacortes, recorded in Volume 2 of Plats, page 13, which was vacated by ordinance recorded September 17, 1954, under Auditor's File No. 506620, records of Skagit County, Washington; thence S00°10'30"W parallel with the East line of said subdivision 35.01 feet, more or less, to the South line of said vacated Summer Street; thence East along the South line of said vacated Summer Street, 125 feet, more or less, to a point due South of the true point of beginning; thence N00°10'30"E, 35.01 feet, more or less, to the true point of beginning.

EASEMENT AUDITOR'S FILE NUMBER 182249 (eastern portion of property)

To the City of Anacortes, February 10, 1925

Pipe line, pole line for telephone and power lines and the right during construction work thereon and right of ingress and egress over and across the said property for the purposes of maintaining, operating and repairing of doing any other work in connection with its said pipe line thereon.

EASEMENT AUDITOR'S FILE NUMBER 201502060053 (the south 32 feet of the following described parcel)

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 25 North, Range 1 East; thence west along the north line of said northwest quarter of the southeast quarter, a distance of 155.0 feet to the Point of Beginning; thence South a distance of 330.31 feet;thence West a distance of 140.0 feet; thence North a distance of 330.31 feet; thence East a distance of 140 feet to the Point of Beginning.

EASEMENT AUDITOR'S FILE NUMBER 200004270085 (Contains numerous errors and conflicting deed calls)

The easement above, AFN 201502060053, appears to have been created in order to correct and re-convey the easement benefiting the owner of Lot 13, now of Haakenson

Relinquishment of Easement, Auditor's File Number 201506110055

East Along a strip of unplotted land lying north of* and adjacent to Lot 13. This same strip of land lies within Summer Street. It* was vacated per Ordinance No. 1140 on September 14, 1954 by the City of Anacortes. Broadview Addition was recorded after the vacation ordinance under A.F. No. 50634 on September 16, 1954.

*noted scrivener's errors in recorded text

REQUIRED CERTIFICATIONS, DEDICATIONS AND ACKNOWLEDGEMENTS TO BE INCLUDED ON FINAL

SHEET 2 OF 2

Preliminary Short Plat

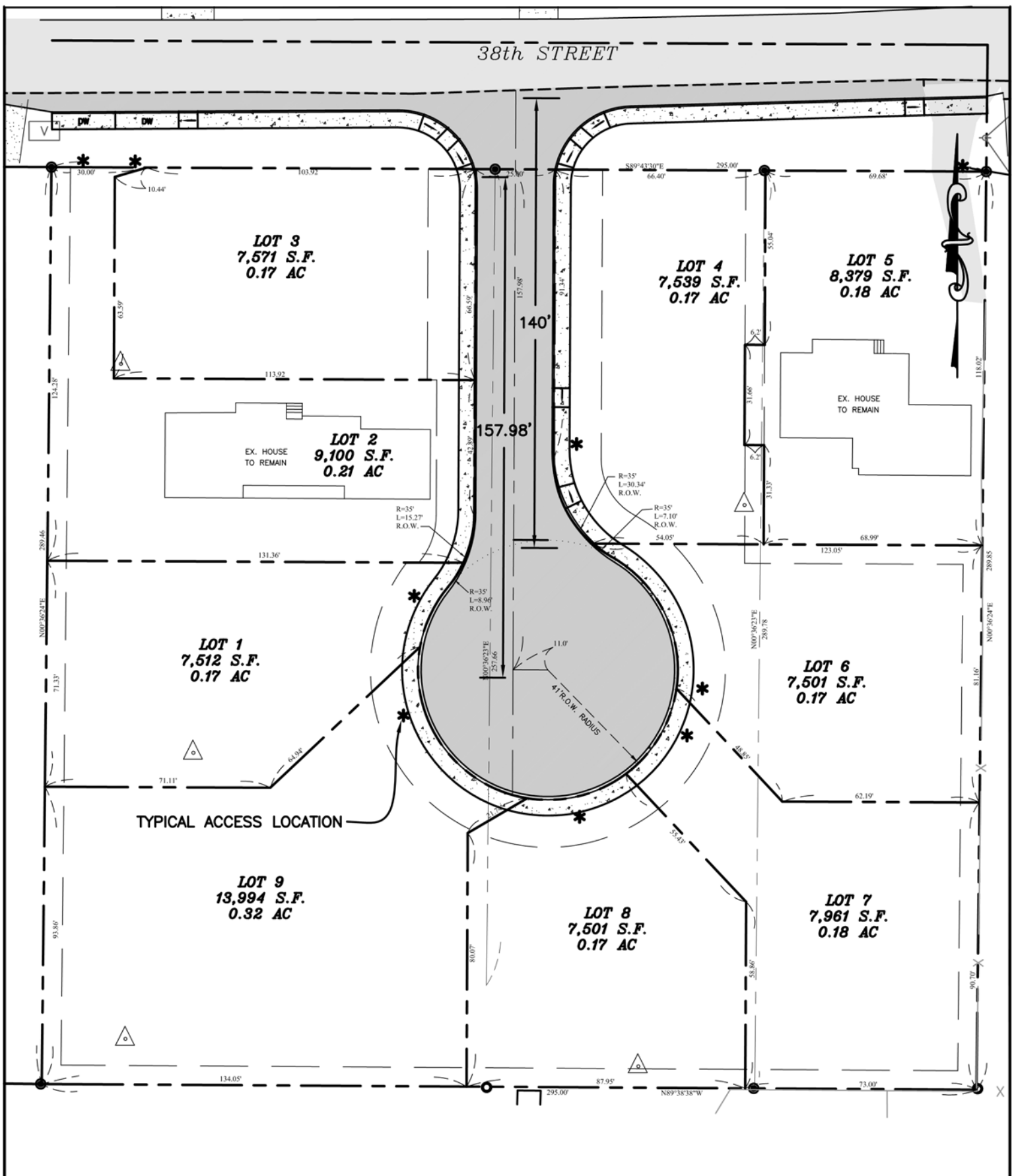
SHORT PLAT NO. SPL-2015-0006 PUBLIC WORKS NO. 16-010_DEV



FILE NAME: 1504-710
SCALE: 1" = 30'
DATE OF PLAN: 2-1-16
DRAWN BY: RFP
F.B. No. 41
QUARTER SECTION TOWNSHIP RANGE
SE 25 35N 1E



PREPARED FOR:
38th Street Short Plat
Parish Land Surveyors
PO Box 214, Lopez, Washington 98281
ANACORTES (360) 636-1467 email parish@parishland.com



Ravnik & Associates, Inc. CIVIL ENGINEERING & LAND-USE PLANNING

1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

JULY 23 2015: ENGINEERING – 150' MAX. FROM PAVEMENT EDGE TO CUL-DE-SAC PERIMETER.
RECENT INTERPRETATION OF 150' MAX. BY PLANNING IS RIGHT OF WAY TO CENTERLINE CUL-DE-SAC.
EITHER APPLICATION PROVIDES 9 LOTS.
AN EXTRA 7.98' OF ROAD HAS NO MATERIAL EFFECT.
CITY COUNCIL'S PREFERENCE?



CITY COUNCIL

Open-Record Public Hearing

June 6, 2016

By: Kevin Cricchio, AICP, Associate Planner

SPL-2015-0006:

PROJECT NAME:

38th Street Short Plat

PROJECT LOCATION:

The subject property is located on the south side of 38th Street between “M” Avenue and “J” Avenue within a portion of Section 25; Township 35 North; Range 01 East; Willamette Meridian

SUBJECT PARCELS:

P32057, P32056, & P32055

SUBJECT PROPOSAL:

Appeal of administratively approved nine (9) Lot Short Plat per AMC 16.08.040. The subject short plat was administratively reviewed, processed, and approved.

APPLICANT /& LANDOWNER:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

SPL-2015-0006:

PROJECT ENGINEER:

John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

PROJECT SURVEYOR:

Parish Surveying
PO Box 314
Lopez Island, WA 98261

CURRENT ZONING:

Residential (R2) Zoning District

COMP PLAN DESIGNATION:

Residential Low Density

SPL-2015-0006:

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Land Uses:
North:	Residential (R2) Zoning District	Single-Family Residential
South:	Residential (R2) Zoning District	Single-Family Residential
East:	Residential (R2) Zoning District	Single-Family Residential
West:	Residential (R2) Zoning District	Single-Family Residential

SPL-2015-0006:

LOT SQUARE FOOTAGE & ACREAGE:

Net Square Footage	85,451 square feet	Net Acreage	1.96 Acres
Gross Square Footage	100,767.93 square feet which includes 15,316.93 SQ' of ½ the abutting ROW + NSF above.	Gross Acreage	2.31 Acres

SPL-2015-0006:

MAXIMUM DENSITY:

1. The maximum permitted density in the R2 Zoning District is four (4) dwelling units per gross acre pursuant to AMC § 17.36.070.
2. The applicant proposes a project density of 3.9 dwelling units per gross acre (9 DU/ 2.31 Gross Acre).
3. The applicant has applied for nine (9) dwelling units /lots as part of the subject short plat application.

MINIMUM LOT SIZE:

1. The minimum lot size for lots created in the R2 Zoning District is 7,500 square feet per lot pursuant to AMC § 17.36.050.
2. Each of the nine (9) lots that the applicant proposes as part of the subject short plat will comply with the zone's minimum lot size requirement.

SPL-2015-0006:

PROJECT CHRONOLOGY:

1. On August 25, 2015, a pre-application conference /DRG meeting was held by staff with the applicant concerning the subject short plat.
2. On December 24, 2015, the applicant/landowner submitted the subject short plat application to the City of Anacortes' Planning Department for review.
3. The subject application was deemed incomplete on January 20, 2016. Additional revisions were requested in the letter of incomplete.
4. On March 3, 2016, revisions were submitted by the applicant to the City for review.
5. Following a review of the revisions submitted, the subject short plat was deemed complete on March 16, 2016.
6. The 15-day public comment period for the subject short plat ended at 5:00 PM on March 31, 2016.
7. On April 21, 2016, the subject short plat was tentatively approved by the Planning Director.

SPL-2015-0006:

NOTICE OF APPLICATION:

1. A Notice of Application with Optional SEPA DNS was published in the Anacortes American Newspaper on March 16, 2016.
2. This notice was also posted on the subject property in two (2) different locations on March 11, 2016.
3. Notice was also posted at the library, city hall, the local USPS office, and on the City's website on March 11, 2016.
4. Neighboring landowners of property within 300-feet of the subject property were mailed the Notice of Application on March 11, 2016.
5. Departments and agencies of jurisdiction were also solicited for comment on March 12, 2016.
6. The 15-day public comment period ended at 5:00 PM on March 31, 2016.

SPL-2015-0006:

CRITICAL AREAS:

1. No known critical areas are located either on or within 300 feet proximity to the subject property.

TREE PRESERVATION:

1. According to AMC 16.50.050, a tree preservation plan is required as part of a short plat application. Accordingly, the applicant had Urban Forestry Services of Mount Vernon, Washington, prepare a tree preservation plan dated February 25, 2016.
2. According to this report there are a total of fifty-eight (58) significant trees located on the project site of which the applicant proposes to retain a total of twenty-one (21) significant trees.
3. Since the subject property is 85,451 net square feet in area, the developer is required to have a minimum of eight-six (86) tree unit credits. The twenty-one (21) trees that the applicant wishes to retain add up to ninety-eight (98) tree unit credits. Therefore, conformance with AMC Chapter 16.50 has been met.

SPL-2015-0006:

SEPA ENVIRONMENTAL REVIEW:

1. The creation of five (5) lots or more via a short plat requires SEPA environmental review pursuant to AMC § 16.080.010.
2. Notice of Application with Optional SEPA DNS was run concurrent with the Notice of Application as discussed above.
3. On March 14, 2016, the Notice of Application with Optional SEPA DNS, application material, and site plan(s) associated with a proposed 9 lot short plat was emailed to the SEPA register for posting.
4. On April 21, 2016, a SEPA MDNS was issued.
5. The SEPA MDNS was emailed to the SEPA Register on April 21, 2016, for posting onto the SEPA Register.

TRANSPORTATION:

1. The proposed short plat be accessed by a new short cul-de-sac public road off of 38th Street which is designated as a local residential street.
2. As conditioned, the proposed short cul-de-sac will not exceed 150-feet in length.

SPL-2015-0006:

NOTICE OF DECISION:

1. A Notice of Decision of tentative approval was mailed to parties of record and landowners within 300 feet of the subject property on April 21, 2016. Additionally, notice was posted on to the City's website on April 21, 2016.
2. The fifteen (15) day appeal period ended at 5:00 PM on May 6, 2016.

APPEALS RECEIVED:

1. On May 3, 2016, the City of Anacortes received an appeal from neighboring landowner Mr. Sean Kelly who resides at 1501 38th Street, Anacortes, WA. Following the filing of the appeal, Mr. Kelly met with the applicant /landowner regarding the concerns expressed therein.
2. On May 6, 2016, Mr. Sean Kelly submitted a letter stating that his appeal was withdrawn following reaching a satisfactory agreement with the applicant /landowner – Mr. Tom Allen.
3. On May 6, 2016, an appeal was received from neighboring landowner Ms. Sara Holahan who resides at 1511 38th Street, Anacortes, WA.

SPL-2015-0006:

NOTICE OF HEARING:

1. A Notice of Hearing concerning the appeal of the administratively approved 38th Street Short Plat was published in the Anacortes American Newspaper on May 25, 2016.
2. Notice was posted at city hall, the library, the local USPS office, and on the city's website on May 18, 2016.
3. The Notice of Hearing was also mailed to the applicant/ landowner, appellant, parties of record, and neighboring landowner on May 23, 2016.
4. The project site was posted with the Notice of Hearing in two different locations on May 19, 2016.

SPL-2015-0006:

APPELLANTS ASSIGNMENTS OF ERROR:

1. “The submitted plan for storm water contains several inaccuracies, including the projected volume, errors on reference maps and incorrect use of terms. There are not enough specifications of the proposed mitigation. It is listed as a 13/raingarden. These are two very different solutions and there needs to be clarity of what is being constructed, who will maintain it, and if it even has the capacity to meet current required Department of Ecology standards for storm filtration for clean water. This is an area of class C/D soils as described in the submitted documents, and is not suitable for a small-scale (2' as proposed} bioswale. Please see attached Department of Ecology guidelines.”
2. “There are mistakes with the setup back dimensions, thus making the placing of nine lots in this acreage too dense. For example, there needs to be a 15' sidewalk easement in the cul-de-sac, but the site map shows only 12' from the existing house on lot 2, not even from the lot line.”

SPL-2015-0006:

APPELLANTS ASSIGNMENTS OF ERROR:

3. “Anacortes Municipal Code says that access to residential homes must be on developed streets. Short-plats may only allow for six accesses. The other three lots were to be accessed from 38th St. However, the planning department has provided conflicting information about this. They illegally gave the developer approval to build a garage and driveway from undeveloped K Avenue, while responding to parties of record that NO access will be allowed from K Avenue. In fact, on the original site map posted and mailed to residents, it does not clearly indicate street access to the lots.”
4. “The tree preservation plan is inadequate. The fact that the developer plans to remove significant mature evergreens from the lot line (lots 1 and 9) along K Avenue, further indicates plans to access the property from that side. There are additional tree canopy requirements related to using a bioswale to treat storm water.”

SPL-2015-0006:

APPELLANTS ASSIGNMENTS OF ERROR:

- 5.“ This short-plat will intrude on an established neighborhood in a negative way and is not consistent with the 2012 Comprehensive Plan. It violates #3, “Promote compatible land uses and improve visual appearance in each and every zoning district”. This neighborhood is zoned R2, with single family homes well landscaped, and all fronting on 38th St. Putting two lots one in front of the other facing 38th St. completely degrades the visual appearance of this neighborhood. Sidewalks without planting strips also provide no relief from the huge increase in hard surface and residences and do not meet landscape requirements.”
6. The Planning Department should have incorporated existing land uses of 38th St. when they made their decision. It is now a significant pedestrian artery, since there is direct access to the Ace of Hearts Park. There is considerable foot traffic on this road. With seven additional houses plus the existing two residences, parking is going to overflow on to 38th St., which is not currently developed for parking. The traffic will be so much increased that sidewalks need to be finished out to M St. Otherwise, the city is created a dangerous situation.

SPL-2015-0006:

STAFF ANALYSIS:

Please see your staff report for a staff analysis of the appellants assignments of error listed above.

SPL-2015-0006:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #A	City Council's Staff Report on the Appeal of the 38 th Street Short Plat
Exhibit #B	Planning Director Approved Decision, Staff Report, & Exhibits
Exhibit #C	Notice of Decision & Notice of Hearing
Exhibit #D	Appeal(s) Received
Exhibit #E	Applicant /Landowner's Response to Appeal
Exhibit #F	Appellant Reply to Applicant
Exhibit #G	Additional Information Provided to City Council







(Area in Plat Road = 8,387 Sq Ft 0.19 Ac. included in above area)

Total Area for Density Calculation 101,290 Sq Ft

multiplied by 9 = 98,010 Sq Ft

surveys per ARN 200006100000

edge of pavement

edge of pavement

Join Street

centerline 889.43'30"E

① 16th Corner

Auditor's Certificate

sheet 2/2

NORTH BOUNDARY,

Intersection of M Ave. and
38th St. Brass disk in
monument case. Visited April,
2015.
Section centerline bears
N00°16'30"E 0.73

(Typical)

SURVEY NOISES

1) This survey has been prepared from a closed random traverse using an instrument measuring angles to 3 seconds of arc and distances rounded to hundredths of feet. Note resultant areas are only accurate within the positional tolerance of the methods of survey.

agreement with the survey of record, AFN 200506150088.

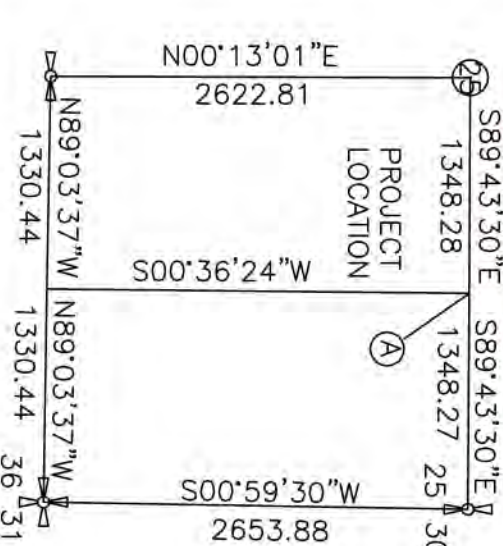
boundaries and to create the nine lots shown by short subdivision.

4) The estimate of Block 3, Gray Addition appears with questionable legitimacy to be 288' resulting in the width of Summer Street being 32'. Note also, per AFN 200004270085 that Summer St. therein is described as being 35.01 feet in width. Note also that Summer Street lies on the north side of the plat of Broadview not south.

6.) Lot corner monuments and street monuments that are required by Anacortes Municipal Code are to be set upon receipt of preliminary approval.

utilities and other design features.

SECTION DETAIL



A portion of the NW 1/4 of the SE 1/4 Section 25, Township 35 N., Range 1 East, W.M.

NOTE: Section monuments were not visited during this survey. Boundaries are based on that survey of record AFN 200506150088.

Tax Parcels P32057, P32058 and P32056

SHEET 1 OF 2

Preliminary Short Plot

SHORT PLAT NO. SPL-2015-0006 PUBLIC WORKS NO. 16-010 DEV.

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Thomas I. Allen, Custodian, owner of property in Skagit County, Washington in May, 2015

Certificate No. 29535

FILE NAME: 1504-710

SCALE: 1" = 30'

DATE OF PLAN: 2-1-16

DRAWN BY: RHP

F.B. No. 41

QUALIFIER	SECTION	COMMISSION	W
SE	25	35N	1

100

PREPARED FOR: 38th Street Short

Plot

FOR THE 2004 EDITION, VISIT www.roadland.com
ANACORTES (360) 588-1467 email parish@roadland.com



City Council Agenda Bill

Meeting Date: 6/6/2016

Agenda Item: [Click here to enter text.](#)

Subject: Public Hearing on Setting Water Use Efficiency Goal for 2016 - 2021

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by		Action Type	
	Laurie Gere, Mayor		Ordinance
	Steve Hoglund, Finance Director		Resolution
	Fred Buckenmeyer		Contract
		X	Public Hearing
			Staff Report

Summary Statement: Proposing that our new Water Efficiency Goal be: The goal is to decrease residential water consumption by 917,500 gallons per year for the next 6 years during the goal period. That will be met by the following programs we will be promoting to the residents of Anacortes.

Appliance Rebate Program

Appliance (based on family of 4)	# of Rebates	Water Saved
Clothes Washer (300 loads per year)	25	150,000 gal.
Dishwasher (150 loads per year)	25	25,000 gal.
Toilet (5 flushes per day per person)	25	375,000 gal.

Energy Savings Kit

Appliance (based on family of 4)	# to giveaway	Water Saved
WaterSense Shower-Head	100	230,000 gal.

Shower Timers

Appliance (based on family of 4)	# to giveaway	Water Saved
Shower Timers (shorten shower by 1 minute)	250	137,500 gal.

Total Water Saved per year 917,500 gal.

Recommended Motion: Adopt New Water Use Efficiency Goal for 2016 – 2021.

Background: Water Use Efficiency goal(s) must be set at least every 6 years through a public process (WAC 246-290-830) for the Department of Health and sent in with the yearly Water Use Efficiency Annual Performance Report and be part of our Water Use Efficiency Program.

Budget Impact	
Amount Budgeted	\$7,500.00 in 2016 budget
Budget Account (BARS)	001.714.554.90.31
Proposed Expenditure	\$7,500.00
Budget Amendment Required	
Revenue Source	

Previous Council/Committee Action: None

Alternative Action: None.

Attachments: Water Use Efficiency Packet For The Public Meeting



Water Use Efficiency Packet for Goal Setting Public Meeting on June 6th, 2016

City Hall Council Chambers

June 6th at 6:00 pm.

WUE

Water Use Efficiency



Proposed Water Use Efficiency Goal 2016 – 2021

The goal is to decrease residential water consumption by 917,500 gallons per year for the next 6 years during the goal period.

- **Water saved as a result of implementing WUE measures over the last 6 years:**

We have met our goal of saving over 30 million gallons over the seven year period.

- **Current goals:**

The City of Anacortes adopted a water conservation goal as a result of Washington State's 2007 Water Use Efficiency Rule (WUE). The WUE rule requires that the City's goal be re-established at a minimum of every six years and that progress towards the goal be reported annually to the state and City customers. In 2008, the City Council by public meeting set the WUE goal: The City of Anacortes will save approximately 30 million gallons over the life of the seven year conservation program beginning in 2008 and running through the end of 2014.

- **WUE measures currently implemented:**

The City implemented the following measures to meet its goal of saving approximately 30 million gallons over the life of the seven year conservation program beginning in 2008 and running through the end of 2014.

Published its annual water report and quarterly conservation messages, providing leak detection dye tablets, several giveaway items with conservation messages on them, provide public education at local festivals and events. City also has a full time Resource Conservation Manager to lead the efforts in water conservation.

- **WUE measures that have been evaluated:**

We have given 100s of dye tablets to residents of Anacortes, participated in 6 Waterfront Festivals with a water conservation information booth, published and direct mailed our Annual Water Report to our 8,000 customers and we are part of the Georgetown University Energy Prize.

- **How are you educating your customers:**

The city has a strong water conservation program by publishing quarterly conservation messages and its Annual Water Report, providing leak detection tablets, Water saving tips on the Anacortes Community Energy website and Public Works web site, and providing public education at local festivals and community events.

- A projection of how much water you can save by implementing your chosen WUE measures:

The goal is to decrease residential water consumption by 917,500 gallons per year for the next 6 years during the goal period. That will be met by the following program measures we will be promoting to the residents of Anacortes.

Appliance Energy Efficient Rebate Program (application go to www.aecchallenge.org)

Appliance (based on family of 4)	# of Rebates	Water Saved
Clothes Washer (300 loads per year)	25	150,000 gal.
Dishwasher (150 loads per year)	25	25,000 gal.
Toilet (5 flushes per day per person)	25	375,000 gal.

Energy Savings Kit

Appliance (based on family of 4)	# to giveaway	Water Saved
WaterSense Shower-Head	100	230,000 gal.

Shower Timers

Appliance (based on family of 4)	# to giveaway	Water Saved
Shower Timers (shorten shower by 1 minute)	250	137,500 gal.

Total Water Saved per year 917,500 gal.

- How will you evaluate your WUE program:

Evaluation will be based on the number of appliance rebates, # of shower heads and # of shower timers given during the year.

- Distribution leakage information:

The following table shows are distribution system leakage (DLS) over the past three years.

Year	Total Water Produced	Authorized Consumption	Distribution System Leakage
2012	5836 MG	5718 MG	2%
2013	5732 MG	5608 MG	2%
2014	7078 MG	6850 MG	3%
Goal Met (Distribution Leakage Standard)			
<10%			

- **The water loss control action plan:**

Since our three year average DLS is 2.33% we are not required to have a water loss control action plan at this time.

- **Past annual WUE reports:**

Past annual Water Use Efficiency reports from 2009 through 2014 are in the back of this document.

- **Water supply characteristics information:**

The Skagit River is the largest of the Puget Sound river basins. Its total drainage area covers approximately 3093 square miles and 1.98 million acres. The headwaters are the snowcapped peaks of the Cascade Mountains that extend from southern British Columbia to Glacier Peak. The mainstream river runs 162 miles to the shores of Puget Sound. The watershed is host to salmon, eagles, the nation's first Wild and Scenic Rivers, hydroelectric dams, a variety of agricultural uses spanning timber to tulips, residential, commercial, and industrial development. This wide variety of use and growth creates an ever increasing challenge to provide high quality safe drinking water.

Anacortes has a multifaceted approach to ensure the provision of water in sufficient quantity and quality. This is achieved by careful management of water rights, by planning for adverse events such as drought or emergency, and by managing and protecting Anacortes' water sources.

Anacortes has sufficient water rights to meet the demands projected through the 20-year planning period of this water system plan. The total uninterruptable quantity of water available to Anacortes on both an instantaneous and annual basis is 55 mgd. By comparing Anacortes' water rights to the existing and projected demands for the six-year and 20-year planning periods, it can be seen that Anacortes has adequate water rights to meet these projected demands. Figure 1-5 provides a comparison of water rights to existing and forecasted demands.

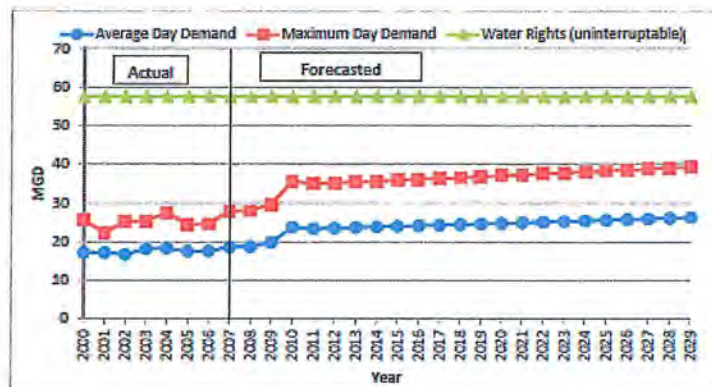


Figure 1-5 Comparison of Water Rights to Demands

Anacortes has developed several plans to provide system reliability. Anacortes has an Emergency Response Plan which provides steps to be taken during various emergency situations such as power loss, flood, source contamination, hazardous material spill, fire, civil disturbance and nuclear attack. Anacortes has a Water Shortage Response Plan which addresses water supply shortage events. The plan includes responses ranging from public awareness, voluntary reduction efforts, limiting water withdrawals, requesting additional releases from Skagit River dams, and mandatory water use restrictions. Anacortes has a Watershed Control Plan which aims to control sources of potential contamination to the drinking water supply source. The plan reviews existing conditions, describes threats to water quality, and provides strategies to limit the risks caused by these threats.

- Water demand forecasts information:

Results from the demand forecast for key milestone years are as shown below. Additional demand forecast information is shown graphically in Figures 1-3.

- 2010 (WSP Year 1) Average Day Demand: 23.72 mgd (includes conservation)
- 2029 (WSP Year 20) Average Day Demand: 26.23 mgd (includes conservation)
- 2010 (WSP Year 1) Maximum Day Demand: 35.58 mgd (includes conservation)
- 2029 (WSP Year 20) Maximum Day Demand: 39.34 mgd (includes conservation)

Figure 1-3 shows a graph of the average day and maximum day demands. Figure 1-4 shows the various components of the average day demand in order to provide information about the relative impact of each component.

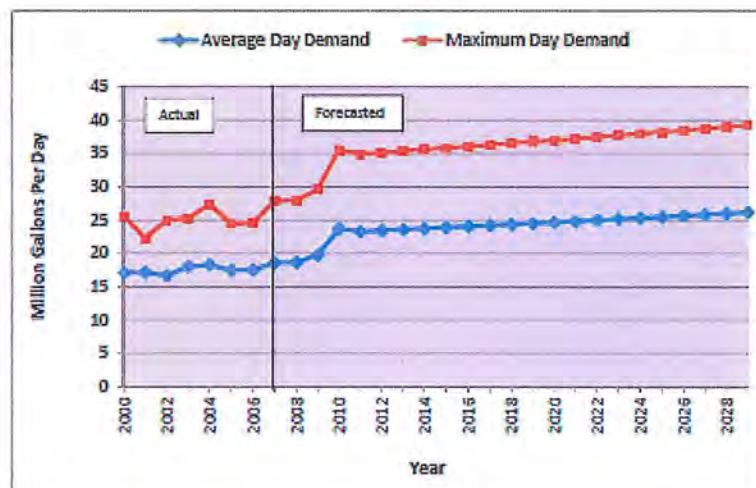


Figure 1-3 Demand Forecast Summary (With Conservation)

- **Summary of any comments received about the proposed goal and how you considered these comments prior to formally establishing goal:**

No comments received.



Date Submitted: 6/30/2010

Water Use Efficiency Annual Performance Report - 2009

WS Name: ANACORTES, CITY OF

Water System ID# :02200

WS County: SKAGIT

Report submitted by: *Jamie LeBlanc*

Meter Installation Information:

Is your water system fully metered? Yes

If not fully metered - Current status of meter installation:

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2009 To 12/31/2009

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	6,626,225,550 gallons
Authorized Consumption (AC) – Annual Volume	6,430,830,145 gallons
Distribution System Leakage – Annual Volume TP – AC	195,395,405 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	2.9 %
3-year annual average	4.0 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? No

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

- 1) "The City of Anacortes will save approximately 30 million gallons over the life of the seven-year conservation program beginning in 2008 and running through the end of 2014."
- 2) This is a seven year goal.
- 3) The 2009 CCR includes information on the Water Use Efficiency Rule, 2009 production and leakage data for public education.
- 4) The City staffs a water conservation booth at several festivals and open house events throughout the summer to provide public awareness information on water conservation.

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

Over a 4 month period in 2009, the City requested twice for a voluntary reduction in customer water consumption. This contributed to an overall reduction in treated water production of 3% or nearly 205 million gallons of water compared to 2008. Although we can not quantify exactly how much water was reduced by our requests for conservation, we feel confident that we will reach our conservation goals in this seven year period.

Other items accomplished in 2009 to reach our conservation goals include:

\$159,000.00 was spent on main replacements

52 services were renewed

We installed 3 new large wholesale meters, and all major customer meters were calibrated quarterly to ensure accuracy.

The City purchased large volumes of items to promote water conservation and handed these items out to the public at City festivals and Public Works open house events.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

The City continually looks for ways to conserve water from promoting conservation to the public to replacing older meters with new, more accurate meters to enable tighter accountability.

Do not mail, fax, or email this report to DOH



Date Submitted: 6/30/2011

Water Use Efficiency Annual Performance Report - 2010

WS Name: ANACORTES, CITY OF

Water System ID# : 02200

WS County: SKAGIT

Report submitted by: *Jamie LeBlanc*

Meter Installation Information:

Is your water system fully metered? Yes

If not fully metered - Current status of meter installation:

Fully Metered

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2010 To 12/31/2010

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	5,036,000,000 gallons
Authorized Consumption (AC) – Annual Volume	4,631,298,763 gallons
Distribution System Leakage – Annual Volume TP – AC	404,701,237 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	8.0 %
3-year annual average	5.2 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? No

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

- 1) "The City of Anacortes will save approximately 30 million gallons over the life of the seven-year conservation program beginning in 2008 and running through the end of 2014."
- 2) This is a seven year goal.
- 3) The 2009 CCR includes information on the Water Use Efficiency Rule, 2009 production and leakage data for public education.
- 4) Provide public awareness information on water conservation

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

Although it is difficult to quantify the effects we have had on customer conservation practices, we have seen a significant drop in our overall water production over the last 3 years. From 2007-2009 we saw an average of 5.3% reduction which equates to 300 MG (based on average flows). For 2010, we saw a drastic decrease in production due to one of our largest customers being offline most of the year. This reduction skews the average for 2010, but we have met our 30MG conservation goal.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

To reduce water loss due to overflow at our main reservoir, the City has installed better level monitoring devices and initiated a redundant control scheme that has resulted in zero overflows. This has controlled leakage of several hundred thousand gallons every year.

Do not mail, fax, or email this report to DOH



Date Submitted: 6/26/2012

Water Use Efficiency Annual Performance Report - 2011

WS Name: ANACORTES, CITY OF

Water System ID# : 02200

WS County: SKAGIT

Report submitted by: Jamie LeBlanc

Meter Installation Information:

Estimate the percentage of metered connections: 100%

If not fully metered - Current status of meter installation:

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2011 To 12/31/2011

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	6,255,000,000 gallons
Authorized Consumption (AC) – Annual Volume	6,139,958,947 gallons
Distribution System Leakage – Annual Volume TP – AC	115,041,053 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	1.8 %
3-year annual average	4.2 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? No

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

- 1) "The City of Anacortes will save approximately 30 million gallons over the life of the seven-year conservation program beginning in 2008 and running through the end of 2014."
- 2) This is a seven year goal.
- 3) The 2010 CCR included information on the Water Use Efficiency Rule, production and leakage data for public education.
- 4) Provide public awareness information on water conservation.

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

The City of Anacortes met our conservation goal last year, and continues to promote water conservation awareness to our customers. In 2011 we saw a 0.7% decrease (based on a 4 year average) in overall consumption or roughly 44MG.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

The City is in the process of constructing a new treatment facility. The new pre-treatment process will be much more efficient in removing solids prior to filtration which will equate to less frequent backwashing of the filters. Currently the plant uses approximately 2% of all treated water to backwash filters, if the new process shaves off a conservative estimate of 0.5%, that will equate to roughly 30MG in saved water.

Do not mail, fax, or email this report to DOH



Date Submitted: 6/28/2013

Water Use Efficiency Annual Performance Report - 2012

WS Name: ANACORTES, CITY OF

Water System ID# : 02200

WS County: SKAGIT

Report submitted by: Jamie LeBlanc

Meter Installation Information:

Estimate the percentage of metered connections: 100%

If not fully metered - Current status of meter installation:

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2012 To 12/31/2012

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	5,835,630,000 gallons
Authorized Consumption (AC) – Annual Volume	5,717,929,464 gallons
Distribution System Leakage – Annual Volume TP – AC	117,700,536 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	2.0 %
3-year annual average	3.9 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? Yes

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

1) "The City of Anacortes will save approximately 30 million gallons over the life of the seven-year conservation program beginning in 2008 and running through the end of 2014." 2) This is a seven year goal. 3) The 2010 CCR included information on the Water Use Efficiency Rule, production and leakage data for public education. 4) Provide public awareness information on water conservation. 5) Reduce household consumption by 10 gallons per day over the next two years.

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

For reporting year 2012, household consumption was decreased by 10,009,034 gallons. The City's overall goal to "save approximately 30 million gallons over the life of the seven-year conservation program" was exceeded early on in the program. The redefined goal this year to decrease household consumption by 10 gallons per day is well on it's way. Average daily consumption is 142 gallons, in 2012 this was decreased by 8 gallons to 134. The City has continued a strong conservation program by publishing quarterly conservation messages, providing leak detection dye tablets, items imprinted with conservation messages, and public education at local festivals & events.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

Do not mail, fax, or email this report to DOH



Date Submitted: 6/30/2014

Water Use Efficiency Annual Performance Report - 2013

WS Name: ANACORTES, CITY OF

Water System ID# : 02200

WS County: SKAGIT

Report submitted by: Jamie LeBlanc

Meter Installation Information:

Estimate the percentage of metered connections: 100%

If not fully metered - Current status of meter installation:

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2013 To 12/31/2013

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	5,732,110,000 gallons
Authorized Consumption (AC) – Annual Volume	5,608,000,000 gallons
Distribution System Leakage – Annual Volume TP – AC	124,110,000 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	2.2 %
3-year annual average	2.0 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? No

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

undefined

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

For reporting year 2013, residential consumption slightly increased, but overall customer demand decreased by 1.77% or 104 million gallons.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

The City of Anacortes is on the process of redefining our Water Use Efficiency goals and will be holding a public forum later this summer.

Do not mail, fax, or email this report to DOH



Date Submitted: 6/29/2015

Water Use Efficiency Annual Performance Report - 2014

WS Name: ANACORTES, CITY OF

Water System ID# : 02200

WS County: SKAGIT

Report submitted by: Russ Pittis

Meter Installation Information:

Estimate the percentage of metered connections: 100%

If not fully metered - Current status of meter installation:

Production, Authorized Consumption, and Distribution System Leakage Information:

12-Month WUE Reporting Period: 01/01/2014 To 12/31/2014

Incomplete or missing data for the year? No

If yes, explain:

Distribution System Leakage Summary:

Total Water Produced and Purchased (TP) – Annual Volume	7,078,000,000 gallons
Authorized Consumption (AC) – Annual Volume	6,850,000,000 gallons
Distribution System Leakage – Annual Volume TP – AC	228,000,000 gallons
Distribution System Leakage – Percent DSL = $[(TP - AC) / TP] \times 100$	3.2 %
3-year annual average	2.5 %

Goal-Setting Information:

Date of Most Recent Public Forum: 02/04/2008 Has goal been changed since last performance report? No

Note: Customer goal must be re-established every 6 years through a public process

WUE Goals:

Customer Goal (Demand Side):

undefined

Describe Progress in Reaching Goals:

Customer (Demand Side) Goal Progress:

For reporting year 2012, household consumption was decreased by 10,009,034 gallons. The City's overall goal to "save approximately 30 million gallons over the life of the seven-year conservation program" was exceeded early on in the program. The redefined goal this year to decrease household consumption by 10 gallons per day is well on it's way. Average daily consumption is 142 gallons, in 2012 that was decreased by 8 gallons to 134. The City has continued a strong conservation program by publishing quarterly conservation messages, providing leak detection dye tablets, items imprinted with conservation messages, and public education at local festivals and events. In mid May of this year the City hired a full time Resource Conservation Manger to continue our efforts in water conservation efforts.

Additional Information Regarding Supply and Demand Side WUE Efforts

Include any other information that describes how you and your customers use water efficiently:

The City of Anacortes has notified Cynthia Nelson of the Dept. of Health that the City will be holding a public meeting to set new WUE goals later this year. We will submit our new goal(s) to the Dept. of Health by the end of 2015.

Do not mail, fax, or email this report to DOH

ANACORTES RAILWAY

ANACORTES CITY COUNCIL PRESENTATION

SHOULD THE CITY OF ANACORTES FACILITATE THE RE-IMPLEMENTATION OF THE NARROW GAUGE RAILWAY BUILT AND OPERATED BY ANACORTES RESIDENT TOMMY THOMPSON?

- **THE CITY SEEKS TO INCREASE ITS ATTRACTIVENESS TO TOURISTS**
 - Tommy Thompson sold 10,000 tickets in two months running weekends only w/o marketing.
- **ARE THE STEAM LOCOMOTIVE AND ITS PASSENGER CARS A UNIQUE PROJECT WORTHY OF REVITALIZATION AND IMPLEMENTATION?**
 - The Railway always has and continues to generate interest locally and from abroad. The locomotive and cars are commonly referred to as the Rolls Royce of narrow gauge steam operations due to the exquisite craft and quality craftsmanship that Tommy Thompson invested in their construction. The train has been featured on King 5's Evening Magazine. Local press continually seeks information on the progress of the revitalization of the railway.
- **ARE THE ANACORTES RAILWAY'S ENGINE AND PASSENGER CARS IN OPERABLE CONDITION?**
 - The Engine has been worked on and is currently certified by L and I to operate. There are minor additional upgrades to be done to bring the equipment back to original operating condition.
- **DOES A GROUP EXIST TO OPERATE AND MAINTAIN THE ANACORTES RAILWAY?**
 - A non-profit group currently exists formed specifically to install, operate, and maintain the Anacortes Railway. The group includes certified steam operators and machinists.

- **WOULD THE CITY BE REQUIRED TO INVEST MONEY INITIALLY OR LONG TERM FOR THE OPERATION AND MAINTENANCE OF THE TRAIN?**
 - No. The non-profit group expects that funds can be raised independent of City monetary investment for installation, operation, and maintenance of the railway via contributions by individuals, groups, clubs, and businesses, as well as proceeds from ticket and merchandise sales.

- **WOULD THE CITY BE REQUIRED TO TAKE ON RESPONSIBILITY FOR INSURING THE RAILWAY?**
 - No. The non-profit group has researched options for insurance and talked to other railways around the Country. The non-profit would be responsible for insuring the railway to the City's satisfaction.

- **WOULD THE CITY BE REQUIRED TO GIVE UP LONG TERM RIGHTS TO PROPERTY TO ALLOW THE ANACORTES RAILWAY TO OPERATE?**
 - No. The narrow gauge rail is fairly small scale and easily movable. The operation could move relatively easily if required.

- **COULD OTHER ROUTES BE CONSIDERED IN THE FUTURE?**
 - Absolutely. The Phase 1 route is just a starting point. The rail line could be extended or reworked as necessary or desired in the future.

- **ARE THERE OTHER COMMUNITY GROUPS SUPPORTING THE PROJECT?**
 - Supporters include Kiwanis, Rotary, Aktion Club, Anacortes Parks, Port of Anacortes, The Farmers Market, Anacortes Museum Foundation, Dakota Creek, and numerous individuals local and abroad.

- **IF WE DON'T GET THE ANACORTES RAILWAY GOING NOW, CAN WE DO IT LATER?**
 - There currently exists a fairly straightforward Phase I location for the startup of the railway along the existing historic rail line. As time progresses, this property may succumb to other uses. Additionally, the non-profit group consists of several community members that assisted in the operation of the train in the past. Their knowledge and unique skills are available to be handed down now. This is a rare opportunity for passing down this knowledge. The likelihood of implementation decreases as time passes.

- **WHAT DOES THE CITY NEED TO DO TO FACILITATE THE IMPLEMENTATION OF THE RAILWAY?**

- The railway needs the use of the existing historic rail line from 4th Street to 11th Street for its Phase 1 operation. The use of the portion of this route on Port property has already been unanimously approved by the Port Commissioners. The other requirement is the use of property to construct a light-duty shed for the engine and passenger cars located where the rail line can be easily accessed. The property just east of the Preston snag boat would work for this. This shed could be moved or repurposed in the future as required.

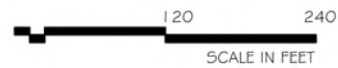
- **ACTION REQUIRED**

- Can the City Council grant permission to utilize the existing rail line from 4th Street to the south side of 9th Street with room for a turntable at 4th, and allocate space for a train shed next to the Preston snag boat asap to keep this project moving forward?

END

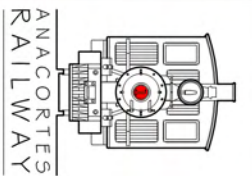


ANACORTES RAILWAY



25 MAY 2016

PROPOSED RAIL LINE





City Council Agenda Bill

Meeting Date: 6/6/2016

Agenda Item: 7b

Subject: Stormwater Utility Monthly User Fee Rate and Code Update

Staff Contact: G. Matt Reynolds, Fred Buckenmeyer

Approved for Submittal to Council by	
X	Laurie Gere, Mayor
X	Steve Hoglund, Finance Director
X	Darcy Swetnam, City Attorney

Action Type	
X	Ordinance No. 2979
X	Code Revision? Yes
X	Resolution No. 1963
	Contract
	Public Hearing
	Staff Report

Summary Statement: The proposed ordinance would update City code related to stormwater utilities and the related resolution would increase rates to fund operations and maintenance.

Background: Stormwater utility operation and maintenance (O&M) expenses currently exceed revenues, even with no capital investment. Increasing Stormwater NPDES permit requirements will increase required O&M efforts. Even without capital expenditures, a rate increase is required to provide a balanced budget. However, capital expenses are required to bring the storm system into compliance with the City's stormwater NPDES permit, to help manage maintenance requirements, and to continue to provide a functioning system.

Previous Council/Committee Action: Council has not taken any previous action on this matter. Stormwater rates were discussed at the May 16, 2016 Public Works Committee meeting and at the May 24, 2016 special City Council meeting regarding the City Comprehensive Plan Capital Facilities Element.

Competing Viewpoints Considered: The "do nothing" option would result in stormwater utility expenses continuing to be greater than revenues. Changing the rate to something other than \$10 per ISU would either decrease or increase the amount of money available for operation and maintenance of the system.

Recommended Motion: I move to approve Ordinance 2979 to update City code related to stormwater utilities and approve Resolution 1963 to increase stormwater utility rates.

Alternative Actions: To not approve the proposed ordinance and resolution and keep the rates as they are or change the rates to something different.

Attachments: Proposed Ordinance 2979 and proposed Resolution 1963.

ORDINANCE NO. 2979

AN ORDINANCE AMENDING CHAPTER 13.10.020 OF THE ANACORTES MUNICIPAL CODE TO REMOVE STORM WATER RATES FROM THE CODE

WHEREAS, The City of Anacortes' Stormwater utility operation and maintenance (O&M) expenses currently exceed revenues, even with no capital investment. Increasing Stormwater NPDES permit requirements will increase required O&M efforts. Even without capital spending, a rate increase is required to provide a balanced budget.

WHEREAS, Current City code includes stormwater rates, and as with current practice, these rates will be hereafter adopted by resolution, therefore the City code must be updated to remove the rate language.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ANACORTES DOES ORDAIN AS FOLLOWS:

Section 1. AMC Chapter 13.10.020 is hereby amended to read in its entirety as follows:

13.10.020 - System of charges.

A. There is imposed a system of charges on each developed parcel of real property within the city to operate the stormwater program. The charges are deemed reasonable and necessary to fund administration, planning, design, construction, operation, maintenance, repair, improvement and replacement of all existing and future storm and surface water facilities, including the accumulation of reserves and the retirement of any associated debt.

B. The following charges are established for all developed parcels of real property in the city. The charges for all such parcels shall be computed by multiplying the basic charge for each ISU times the total number of ISUs per parcel.

1. General Facilities Charge. A one-time charge per ISU for new development for the planning, design, and construction of capital improvements associated with the city stormwater drainage system and facilities.
2. Monthly User Fee. The minimum monthly fee shall fund the operation, maintenance and administration of the city stormwater utility.
3. Single-Family and Duplex Residential Parcels. The charge shall be one ISU per month for each single-family or duplex residential parcel.
4. Undeveloped Parcels. Undeveloped parcels shall not be assessed a GFC or monthly user fee.
5. Other Parcels (Commercial, Industrial, and Multi-family). The charge for all parcels, except single-family and duplex residential parcels and undeveloped parcels, shall be based upon the total amount of impervious area as expressed in ISU. ISUs shall be measured for rate of computation purposes to the nearest one-tenth of an ISU. The minimum charge shall be for one ISU for a GFC or monthly user fee.
6. Moorage.
 - a. Flounder Bay. The rate for parcels within the Flounder Bay service area, as set forth in Appendix A and B to Ordinance 2787, is hereby established and charged in the amount of \$4.019 per month. This rate is the exclusive rate and the monthly user fee under AMC 13.10.020B.1 shall not be charged; provided, those developed parcels subject to the monthly user fee under AMC 13.10.010B.1 prior to December 3, 2007

shall continue to be subject to the monthly user fee and shall also be subject to the fee established in this subsection 6.1.

b. Flounder Bay—Phase III Surcharge. In addition to the rates set forth in Section 6.1 and such other rates and charges under this Chapter 13.10 AMC, a surcharge is hereby established and charged for Phase III of the Flounder Bay project, in the amounts set forth in the schedule attached to this ordinance as Exhibit 1, and maintained on file with the city clerk.

C. All rates and fees referenced in this chapter will be adopted by Council resolution.

D. The monthly user fee in the HM and LM1 zones shall be twenty percent of the standard city stormwater fee.

E. The general facilities charge (GFC) in the HM and LM1 zones shall be twenty percent of the standard city GFC.

Section 2. This ordinance shall take effect five (5) days from and after its passage, approval and publication in the manner required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Anacortes, Washington, this 6th day of June, 2016 at a regular open public meeting thereof.

AYES_____

NAYS_____

ABSENT_____

CITY OF ANACORTES:

BY: _____
LAURIE M. GERE, MAYOR

ATTEST:

APPROVED AS TO FORM:

Steve D. Hoglund
City Clerk Treasurer

Darcy Swetnam
City Attorney

RESOLUTION NO 1963

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES ESTABLISHING A UNIFIED FEE
SCHEDULE FOR UTILITY FEES AND CHARGES

WHEREAS, the Anacortes City Council is empowered by City code to pass fees for the utilities by resolution.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that:

Section 1.

1. Attachment A hereto is hereby adopted, replacing the version previously adopted by Resolution 1950 on March 21, 2016.
2. On January 1st of each year, the fees and charges for water set out in this resolution shall be indexed annually by the treasurer to reflect one hundred percent of any change from the Consumer Price Index for Seattle-Tacoma-Bremerton—All Urban Wage Earners (CPI-U) for the previous October, or other comparable index if not published. The treasurer shall adjust the fees and publish them each December to take effect on all goods and services delivered or contracted after the beginning of each year. In no event shall the change in rates be less than zero percent in any given year. Unit prices and all other charges shall be to the nearest cent.
3. In addition to the rates set forth in Attachment A there shall be charged an additional amount equal to the amount of any tax levy for the utility, which amount shall be part of the total bill payable by the customer.

Section 2. This resolution shall take effect for utility charges incurred on and after July 1st 2016.

PASSED and APPROVED on this 6th day of June, 2016.

AYES_____

NAYS_____

ABSENT_____

CITY OF ANACORTES:

BY: _____
LAURIE M. GERE, MAYOR

ATTEST:

APPROVED AS TO FORM:

Steve D. Hoglund
City Clerk Treasurer

Darcy J. Swetnam, WSBA # 40530
City Attorney

Water Rates

Regular water rates are indexed annually by the treasurer to reflect one hundred percent of any change from the Consumer Price Index for Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U) for the previous October.

Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U), October 2014-October 2015

1.2011%

Changed items

Contractual Rates adjusted based on adopted budget for 2016

Rates Effective 4/1/2016

Rates Effective 7/1/2016

Water Residential and Commercial Charges

Monthly Fixed Charge

Meter Size (Inches)	Residential		Commercial		Residential		Commercial	
5/8 x 3/4	\$	13.66	\$	20.49	\$	13.66	\$	20.49
3/4	\$	13.66	\$	20.49	\$	13.66	\$	20.49
1	\$	22.82	\$	34.22	\$	22.82	\$	34.22
1 1/2	\$	45.49	\$	68.24	\$	45.49	\$	68.24
2	\$	72.82	\$	109.23	\$	72.82	\$	109.23
3			\$	218.46			\$	218.46
4			\$	341.42			\$	341.42
6			\$	683.04			\$	683.04
8			\$	1,092.90			\$	1,092.90

Monthly Consumption Charge

	Residential		Commercial		Residential		Commercial	
All consumption per cubic foot	\$	0.015180	\$	0.022770	\$	0.015180	\$	0.022770
All consumption per gallon*	\$	0.002029	\$	0.003044	\$	0.002029	\$	0.003044

*Utility meters and billing system operate using cubic feet, some rounding may occur when reviewing billed amounts in gallon format.

Water Rates

Water General Facilities Charges

Meter Size (Inches)	GFC In-City	Including taxes & fees	GFC In-City	Including taxes & fees
5/8 x 3/4	\$ 2,639.40	\$ 3,942.87	\$ 2,639.40	\$ 3,942.87
1	\$ 3,563.19	\$ 4,983.66	\$ 3,563.19	\$ 4,983.66
1½	\$ 7,126.37	\$ 8,998.16	\$ 7,126.37	\$ 8,998.16
2	\$ 11,402.19	\$ 13,815.56	\$ 11,402.19	\$ 13,815.56
3	\$ 22,804.39	\$ 26,661.95	\$ 22,804.39	\$ 26,661.95
4	\$ 35,631.86	\$ 41,114.14	\$ 35,631.86	\$ 41,114.14
6	\$ 71,263.72	\$ 81,259.12	\$ 71,263.72	\$ 81,259.12
8	\$ 114,021.95	\$ 129,433.10	\$ 114,021.95	\$ 129,433.10
10	\$ 163,906.55	\$ 185,636.07	\$ 163,906.55	\$ 185,636.07

Water Agriculture Irrigation*

Agriculture Meter (double check) deposit	\$ 354.20	\$ 354.20
Agriculture Consumption Rate	\$ 231.83 Per Million Gallons	\$ 231.83 Per Million Gallons

*Agriculture water charged for variable rate only, fixed costs of water system not included

Water Additional Fees

Meter Installation Fee, up to 1"	\$ 860.21	\$ 860.21
Meter Installation Fee deposit, greater than 1"	\$ 860.21 towards install cost	\$ 860.21 towards install cost
Standpipe Water Charges	\$ 0.02277 Per Cubic Foot	\$ 0.02277 Per Cubic Foot
Construction Meter Charges*	\$ 50.00	\$ 50.00
Flat fee up to 60 days, up to 1000CF, billed at standpipe rate after CF cap.		
Water service fee*	\$ 75.00	\$ 75.00
After hours additional water service fee*	\$ 75.00	\$ 75.00

*No subject to CPI adjustments

Water Wholesale and Industrial Contract Rate Schedule

City of Oak Harbor

Capital Cost	\$	117,134	Per Month	\$	117,134	Per Month
Fixed Operating Cost (estimate)	\$	40,407	Per Month	\$	40,407	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF

Town of La Conner

Capital Cost	\$	12,534	Per Month	\$	12,534	Per Month
Fixed Operating Cost (estimate)	\$	7,739	Per Month	\$	7,739	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF

Skagit PUD

Capital Cost	\$	14,623	Per Month	\$	14,623	Per Month
Fixed Operating Cost (estimate)	\$	8,550	Per Month	\$	8,550	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF

Swinomish Utility Authority

Capital Cost	\$	4,178	Per Month	\$	4,178	Per Month
Fixed Operating Cost (estimate)	\$	2,454	Per Month	\$	2,454	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF

Tesoro Northwest Company Refinery

Capital Cost	\$	265,032	Per Month	\$	265,032	Per Month
Fixed Operating Cost (estimate)	\$	103,140	Per Month	\$	103,140	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF

Water Rates

Shell Puget Sound Refinery

Capital Cost	\$	302,894	Per Month	\$	302,894	Per Month
Fixed Operating Cost (estimate)	\$	142,874	Per Month	\$	142,874	Per Month
Variable Operating Cost (estimate)	\$	0.00173	Per CF	\$	0.00173	Per CF
Capital Reconciled Cost	\$	14,881.19	Per Month	\$	14,881.19	Per Month

Capital Reconciled Cost is effective for 36 months effective January 2014

In addition to the rates set forth in this fee schedule and in compliance with applicable laws, there shall be charged an additional amount equal to the amount of any tax levy for the supplying of water service on the water utility, which amount shall be part of the total water bill payable by the water user.

Sewer Rates

Regular sewer rates are indexed annually by the treasurer to reflect one hundred percent of any change from the Consumer Price Index for Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U) for the previous October.

Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U), October 2014-October 2015

1.2011%

Rates Effective 4/1/2016				Rates Effective 7/1/2016				
Sewer Residential and Commercial Charges								
Monthly Fixed Charge								
Meter Size (Inches)	Residential		Commercial		Residential		Commercial	
5/8 × ¾	\$	31.99	\$	31.99	\$	31.99	\$	31.99
¾	\$	38.40	\$	38.40	\$	38.40	\$	38.40
1	\$	44.80	\$	44.80	\$	44.80	\$	44.80
1½	\$	57.60	\$	57.60	\$	57.60	\$	57.60
2			\$	92.80			\$	92.80
3			\$	351.99			\$	351.99
4			\$	447.99			\$	447.99
Monthly Consumption Charge								
	Residential		Commercial		Residential		Commercial	
SIC 1 consumption per cubic foot	\$	0.022770	\$	0.022770	\$	0.022770	\$	0.022770
SIC 1 consumption per gallon*	\$	0.003044	\$	0.003044	\$	0.003044	\$	0.003044
SIC 2 consumption per cubic foot			\$	0.028438			\$	0.028438
SIC 2 consumption per gallon*			\$	0.003802			\$	0.003802
SIC 3 consumption per cubic foot			\$	0.553570			\$	0.553570
SIC 3 consumption per gallon*			\$	0.074007			\$	0.074007
SIC 4 consumption per cubic foot			\$	0.009007			\$	0.009007
SIC 4 consumption per gallon*			\$	0.001204			\$	0.001204
SIC 4: BOD per pound			\$	1.194173			\$	1.194173
SIC 4: TSS per pound			\$	0.728648			\$	0.728648

*Utility meters and billing system operate using cubic feet, some rounding may occur when reviewing billed amounts in gallon format.

Sewer GFC rates are increased based on the ENR Construction Cost Index.

1.80%

Sewer General Facilities Charges

Type	GFC In-City	Including taxes & fees	GFC In-City	Including taxes & fees
Singe Family	\$ 8,358.28	\$ 8,987.40	\$ 8,358.28	\$ 8,987.40
Duplex	\$ 16,716.56	\$ 17,974.79	\$ 16,716.56	\$ 17,974.79

Storm Rates

Regular storm rates are currently not indexed to increase annually.

Changed items

	Rates Effective 4/1/2016	Rates Effective 7/1/2016
Storm Residential and Commercial Charges		
Monthly Fixed Charge		
Single Family Residential (flat fee)	\$ 5.00	\$ 10.00
Commercial per ERU per Month	\$ 5.00	\$ 10.00

Monthly Fixed Charge

Single Family Residential (flat fee)	\$	5.00	\$	10.00
Commercial per ERU per Month	\$	5.00	\$	10.00

Storm GFC rates are increased based on the ENR Construction Cost Index.

Storm General Facilities Charges

Type	GFC In-City		
Per 2,000 square feet of impervious area	\$	1,408.06	\$ 1,408.06

Solid Waste

Regular solid waste rates are indexed annually by the treasurer to reflect one hundred percent of any change from the Consumer Price Index for Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U) for the previous October.
Seattle-Tacoma-Bremerton-All Urban Wage Earners (CPI-U), October 2014- 1.2011%

Rates effective 4/1/2016

Rates effective 7/1/2016

Solid Waste Residential Rates, includes structures with more than one living unit

Contents	Tote Sizes	Minimum # of Totes	Maximum # of Totes	Monthly Rate	Additional Totes	Monthly Rate	Additional Totes
Organics Tote	32, 64, 96 gallon	n/a	n/a	\$11.13	\$11.13	\$11.13	\$11.13
Recyclables Tote	32, 64, 96 gallon	1	n/a	\$9.11	\$9.11	\$9.11	\$9.11
Refuse Tote	21 gallon	1	1	\$7.08	n/a	\$7.08	n/a
Refuse Tote	32 gallon	n/a	3	\$13.16	\$13.16	\$13.16	\$13.16

Solid Waste Commercial Rates

Contents	Tote Sizes	Minimum # of Totes	Maximum # of Totes	Monthly Rate	Additional Totes	Monthly Rate	Additional Totes
Organics Tote - Restaurants only	96 gallon	n/a	n/a	\$16.19	\$16.19	\$16.19	\$16.19
Recyclables Tote	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Refuse Tote	21 gallon	n/a	1	\$7.08	n/a	\$7.08	n/a
Refuse Tote	32 gallon	n/a	5	\$13.16	\$13.16	\$13.16	\$13.16
Refuse Tote	96 gallon	n/a	2	\$36.43	\$36.43	\$36.43	\$36.43

Recycling Container Rates - Residential

Container Size	Monthly Rate	Extra Collections	Monthly Rate	Extra Collections
1 Cubic Yard	\$25.30	\$15.18	\$25.30	\$15.18
2 Cubic Yard	\$45.54	\$20.24	\$45.54	\$20.24
3 Cubic Yard	\$70.84	\$25.30	\$70.84	\$25.30
6 Cubic Yard	\$91.08	\$30.36	\$91.08	\$30.36
8 Cubic Yard	\$131.56	\$40.48	\$131.56	\$40.48

Refuse Drop Box Rental Rates PERMANENT - Commercial

Container Size	Monthly Rate, for rented box only	Delivery Fee	Tonnage Fee Per Ton*	Haul Fee Compactor Box	Haul Fee Non Compactor Box	Monthly Rate, for rented box only	Delivery Fee	Tonnage Fee Per Ton*	Haul Fee Compactor Box	Haul Fee Non Compactor Box
10 Cubic Yard	\$101.20	\$75.90	At Cost plus \$1.00/ton	\$187.22	\$166.98	\$101.20	\$75.90	At Cost plus \$1.00/ton	\$187.22	\$166.98
30 Cubic Yard	\$101.20	\$75.90	At Cost plus \$1.00/ton	\$187.22	\$166.98	\$101.20	\$75.90	At Cost plus \$1.00/ton	\$187.22	\$166.98

*Not subject to CPI adjustments

*Not subject to CPI adjustments

Refuse Drop Box Rental Rates TEMPORARY - Prepayment Required

Container Size	Delivery, Removal & 7 Days	Haul Fee Non Compactor Box	Tonnage Fee Per Ton*	Daily Rate, Starting 8th Day	Pre-Pay amount, includes tax
10 Cubic Yard	\$ 275.25	\$166.98	At Cost plus \$1.00/ton	\$15.18	\$319.38
30 Cubic Yard	\$ 275.25	\$166.98	At Cost plus \$1.00/ton	\$15.18	\$319.38

*No subject to CPI adjustments

Delivery, Removal & 7 Days	Haul Fee Non Compactor Box	Tonnage Fee Per Ton*	Daily Rate, Starting 8th Day	Pre-Pay amount, includes tax
\$ 275.25	\$168.99	At Cost plus \$1.00/ton	\$15.18	\$319.38
\$ 275.25	\$168.99	At Cost plus \$1.00/ton	\$15.18	\$319.38

*No subject to CPI adjustments

Refuse Container Rates PERMANENT - Commercial

Container Size	Monthly Rate	Extra Collections
1.5 Cubic Yard	\$96.14	\$25.30
2 Cubic Yard	\$116.38	\$30.36
3 Cubic Yard	\$166.98	\$40.48
6 Cubic Yard	\$328.90	\$86.02
8 Cubic Yard	\$440.22	\$111.32

Monthly Rate	Extra Collections
\$96.14	\$25.30
\$116.38	\$30.36
\$166.98	\$40.48
\$328.90	\$86.02
\$440.22	\$111.32

Refuse Container Rates TEMPORARY - Prepayment required

Container Size	Delivery, Removal & 7 Days	Daily Rate, Starting 8th Day	Extra Collections	Pre-Pay amount, includes tax
1.5 Cubic Yard	\$96.14	\$3.04	\$55.66	\$111.55
2 Cubic Yard	\$111.32	\$4.05	\$65.78	\$129.17
3 Cubic Yard	\$131.56	\$5.57	\$80.96	\$152.65
6 Cubic Yard	\$187.22	\$10.12	\$131.56	\$217.24
8 Cubic Yard	\$227.70	\$15.18	\$166.98	\$264.21

Delivery, Removal & 7 Days	Daily Rate, Starting 8th Day	Extra Collections	Pre-Pay amount, includes tax
\$96.14	\$3.04	\$55.66	\$111.55
\$111.32	\$4.05	\$65.78	\$129.17
\$131.56	\$5.57	\$80.96	\$152.65
\$187.22	\$10.12	\$131.56	\$217.24
\$227.70	\$15.18	\$166.98	\$264.21

Solid Waste Additional Fees

Description	Per Unit
Additional Organics Dump	\$5.06
City Garbage Bags	\$4.05
City Garbage Bags - Retail Outlet Price	\$3.80
Non-Refrigerated Appliance	\$25.30
Organics Tote Cleaning Fee	\$10.12
Refrigerated Appliance	\$35.42
Refuse Overtime Call-Out, Per Hour	\$55.66
Replacement Tote Due To Negligence	At Cost plus \$10.12
Return Trip Fee (Blocked Container)	\$25.30
Special Haul Per Cubic Yard	\$35.42

Per Unit
\$5.06
\$4.05
\$3.80
\$25.30
\$10.12
\$35.42
\$55.66
At Cost plus \$10.12
\$25.30
\$35.42



City Council Agenda Bill

Meeting Date: 6/6/2016

Agenda Item: 7c

Subject: Ordinance 2980 – Moratorium on PUD applications

Staff Contact: Darcy Swetnam, Don Measamer

Approved for Submittal to Council by	
x	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
x	Darcy Swetnam, City Attorney

Action Type	
x	Ordinance No. 2980
	Code Revision? No
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: This is a proposed moratorium on the receipt and processing of Planned Unit Development applications.

Background:

The City is facing a major rewrite of its development code in the coming months. This process will include the complete rewrite and incorporation of Titles 15, 16, 17, and parts of Title 18 into a new unified development code located in Title 19.

The City has noted significant problems with the sections of the Code that address Planned Unit Developments, specifically that procedures are murky and criteria are unclear. A moratorium on new PUD applications will provide time to develop and adopt new Code sections to address these deficiencies in a manner that complements the Comprehensive Plan update.

If Council adopts Ordinance 2980, a public hearing will be held on August 1, 2016 to evaluate and adopt a work plan to complete all necessary code updates. This will provide staff and Council with time to consider new procedures and criteria which will be clearer and consistent for applicants and staff.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Previous Council/Committee Action: City Council discussed a moratorium on new PUD applications during the May 24th, 2016 Comprehensive Plan special meeting.

Competing Viewpoints Considered: Placing a moratorium on Planned Unit Development applications will temporarily halt any such land developments in town.

Recommended Motion: I move to adopt Ordinance 2980, establishing a moratorium on the receipt and processing of Planned Unit Development applications pursuant to Chapter 16.40 of the Anacortes Municipal Code.

Alternative Actions: Decline to adopt Ordinance 2980

Attachments (listed in order presented): Proposed Ordinance 2980

Ordinance No. 2980

An ORDINANCE ESTABLISHING A MORATORIUM on the receipt and processing of Planned Unit Development applications pursuant to Chapter 16.40 of the Anacortes Municipal Code.

Whereas the Anacortes Municipal Code Chapter 16.40 provides procedural rules for the receipt and processing of applications for Planned Unit Developments; and

Whereas the Anacortes City Council has approved a plan to rewrite the City's development code, including Titles 15, 16, 17 and parts of Title 18; and

Whereas the Anacortes City Council desires to preserve the status quo while the City pursues the development code update project until new development regulations are enacted;

Whereas the current code sections on Planned Unit Developments currently lack criteria for granting applications for Planned Unit Developments;

Whereas City Council desires to rewrite Chapter 16.40 of the Anacortes Municipal Code to clarify criteria and procedural rules for the Planned Unit Development process and applications prior to the expiration of this moratorium;

Whereas City Council desires to rewrite Chapter 17.44 of the Anacortes Municipal Code to update local zoning regulations in light of the updated Comprehensive Plan;

Whereas RCW 36.70A.390 authorizes the City to adopt a moratorium, interim zoning ordinance, or interim official control without notice and public hearing, provided that the City holds a public hearing within 60 days after the adoption of the moratorium, interim zoning ordinance, or interim official control and adopts findings of fact justifying the action;

Whereas an interim ordinance adopted under RCW 36.70A.390 may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period;

Whereas a moratorium is a recognized technique to avoid a rush for permits whenever a community decides to change its planning ordinances;

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

Section 1. Findings of fact. The City Council of the City of Anacortes makes the following findings:

A. The above recitals are adopted as findings of fact.

B. On May 9, 2016, City Council expressed its support for a proposal to rewrite the City's development code, including the entirety of Titles 15, 16, 17, and parts of Title 18. Chapter 16.40 on Planned Unit Developments is slated for rewrite in this process.

C. The City of Anacortes would benefit from having specific standards for Planned Unit Developments, but lacks those in its existing code.

D. The City Council of the City of Anacortes deems it necessary to prohibit the receipt and processing of new applications for Planned Unit Developments in the interest of protection of public safety and health, and in the interest of providing time to evaluate the best alternatives for the community.

E. An emergency exists and the immediate adoption of the moratorium imposed by this ordinance is necessary for the protection of the public health, safety, property, and peace.

F. This action is taken consistent with the State Environmental Policy Act provisions at WAC 197-11-880 regarding emergency actions.

Section 2. Moratorium.

A. Pursuant to the provisions of RCW 35A.63.220 and RCW 36.70A.390, a temporary moratorium is hereby enacted in the City of Anacortes, prohibiting the receipt and processing of new applications for Planned Unit Developments under Chapters 16.40 and 17.44 of the Anacortes Municipal Code.

B. Existing Applications. This ordinance does not apply to any uses legally established, permits issued, or complete applications vested, before the effective date of this ordinance.

C. Pursuant to RCW 36.70A.106, this Ordinance will be transmitted by the Finance Director to the Washington State Department of Commerce as required by law. A duly advertised public hearing shall be conducted within sixty (60) days of the adoption of this ordinance, on or about August 1, 2016.

D. Should any portion hereof be found unlawful, unconstitutional or in any way nullified or overturned, the remainder hereof shall remain in full force and effect.

E. Effective date and duration. This ordinance shall be effective immediately upon passage by the City Council and signature by the mayor. The moratorium established hereby shall terminate in sixty (60) days from the date of enactment if the City Council does not by such time hold a public hearing and adopt a work plan. The moratorium established hereby shall thereafter terminate six (6) months from the date of enactment unless duly extended.

Section 3. This ordinance shall take effect immediately after its passage and approval .

PASSED and APPROVED this ____ day of _____, 2016.

CITY OF ANACORTES:

Laurie Gere, Mayor

Attest:

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney

Planned Unit Developments Moratorium

Anacortes City Council
June 6, 2016



Relevant AMC Sections

- Chapter 16.40 AMC (“Planned Unit Developments”) provides procedures and rules for planned unit developments
- AMC § 17.06.645: Planned unit development means the property described and meeting the criteria under the city’s subdivision ordinance entitled “planned unit development.”
- AMC § 16.40.010. Introduction.
 - The purpose of the planning unit development (PUD) regulations is to maintain consistent standards for the health, safety, and welfare of all citizens throughout the city, while allowing flexibility in how those standards are met.
 - [T]he plan submittal shall show clearly what standards are proposed to be changed, and what alternate means are proposed to achieve equivalency.
 - A PUD shall be particularly encouraged where steep terrain, natural features, or patterns of existing development make a standard subdivision difficult, and where creative planning could result in better development.

PUD applications in the past 2 years

2014

1. Leeward Landing
 - 10 lot PUD off of Oakes Avenue
 - Approved without appeal

2015

2. 48 North
 - 30 lot PUD off of Oakes Avenue
 - Approved without appeal
3. 12th & D
 - 5 lot PUD on the corner of 12th & D Avenue
 - Appealed – appeal denied, but applicant withdrew application

2015 cont'd

4. 10th Street
 - 9 lot PUD on West 10th
 - Applicant withdrew application after Planning Commission hearing

2016

5. Haddon Road
 - 13 lot PUD off of Haddon Road
 - Planning Commission hearing Wednesday, June 8, 2016

PUD Procedures

1. Applicant SUBMITS APPLICATION
2. PLANNING COORDINATING COMMITTEE REVIEWS APPLICATION to determine whether criteria have been met:
 1. Proposed development meets minimum requirements for approval
 2. Proposed development conforms to the intent of Chapter 16.40 AMC
 3. Proposed development conforms to the zoning ordinance
 4. Proposed development conforms to the comprehensive plan

PUD Procedures, Cont'd

3. If criteria met, **PLANNING COMMISSION HOLDS AN OPEN RECORD PUBLIC HEARING** on the application. Planning Commission must consider:
 1. Information from coordinating committee
 2. Information from the applicant
 3. Recommendations of technical planning assistance
 4. Viewpoints of the public expressed at the hearing
 5. Findings under SEPA
4. Any aggrieved party can **APPEAL PC RECOMMENDATION TO CITY COUNCIL** within 5 days of PC decision
5. **CITY COUNCIL HEARS A CLOSED RECORD APPEAL** if any
6. **PLANNING COMMISSION RECOMMENDATION IS HEARD BY CITY COUNCIL**

PUD Procedures – Final Plat Approval

7. Applicant must apply for FINAL APPROVAL WITHIN THREE YEARS of preliminary approval, demonstrating that all conditions have been met or a plan on how they will be met
8. CITY COUNCIL APPROVES OR DENIES FINAL PLAT
9. Final plat is RECORDED IN COUNTY LAND RECORDS

Concerns about PUDs under current code

- Unclear procedural rules
 - Code provides for closed-record appeal hearing of PC recommendation to Council
 - Hearing on appeal happens at the same time as consideration of underlying recommendation
 - Condensed timeframe for appeals
- Lack of standards for approval
 - Code requires project to conform to intent of chapter, zoning ordinance, and comprehensive plan.
 - Code requires applicant to demonstrate provision of alternative means to achieve equivalency
 - Coordinating Committee can amend requirements for buildings based on adequate provision in the design for privacy, light and air, use, building configuration, lot shape and size, etc.

Examples of PUD Criteria - Spokane

The following decision criteria shall be used for Type II and III permit applications:

- The proposal is allowed under the provisions of the land use codes.
- The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
- The proposal meets the concurrency requirements of [chapter 17D.010 SMC](#).
- If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic, or cultural features.
- The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

Examples of PUD Criteria – Mount Vernon

PUDs shall be given preliminary approval, including preliminary approval subject to conditions, upon finding by the city that all of the following have been satisfied:

1. The proposed PUD conforms to:
 - a. The Mount Vernon comprehensive plan;
 - b. All provisions of the Mount Vernon zoning code which are not proposed for modification;
 - c. All engineering design standards;
 - d. The critical areas ordinance; and
 - e. Any other applicable city, state or federal regulations, policies or plans, except those standards proposed for modification;
2. Utilities and other public services necessary to serve the needs of the proposed PUD shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks and other improvements that assure safe walking conditions for students who walk to and from school;
3. The probable significant adverse environmental impacts of the proposed PUD, together with any practical means of mitigating adverse impacts, have been considered such that the proposal will not have an unacceptable adverse effect upon the quality of the environment, in accordance with the State Environmental Policy Act, Chapter [43.21C](#) RCW;
4. Approving the proposed PUD will serve the public use and interest and adequate provision has been made for the public health, safety, and general welfare;
5. The proposed PUD satisfies all criteria set forth in MVMC [17.69.020](#) through [17.69.135](#), as applicable; and
6. The proposed PUD will be superior to or more innovative than conventional development and will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than available through the use of conventional zoning and/or development standards.

Examples of PUD Criteria - Bellevue

The City may approve or approve with modifications a Planned Unit Development plan if:

- A. The Planned Unit Development is consistent with the Comprehensive Plan; and
- B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:
 - 1. Placement, type or reduced bulk of structures, or
 - 2. Interconnected usable open space, or
 - 3. Recreation facilities, or
 - 4. Other public facilities, or
 - 5. Conservation of natural features, or
 - 6. Conservation of critical areas and critical area buffers beyond that required under Part [20.25H](#) LUC, or
 - 7. Aesthetic features and harmonious design, or
 - 8. Energy efficient site design or building features, or
 - 9. Use of low impact development techniques; and
- C. The Planned Unit Development results in no greater burden on present and projected public utilities and services than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities; and
- D. The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and
- E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code, LUC [20.20.520](#) and landscaping requirements applicable to specific districts contained in Chapter [20.25](#) LUC, and enhances the visual compatibility of the development with the surrounding neighborhood; and
- F. At least one major circulation point is functionally connected to a public right-of-way; and
- G. Open space, where provided to meet the requirements of LUC [20.30D.160.A.1](#), within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project; and
- H. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- I. That part of a Planned Unit Development in a transition area meets the intent of the transition area requirements, Part [20.25B](#) LUC, although the specific dimensional requirements of Part [20.25B](#) LUC may be modified through the Planned Unit Development process; and
- J. Roads and streets, whether public or private, within and contiguous to the site comply with Transportation Department guidelines for construction of streets; and
- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project; and
- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.

Examples of PUD Criteria - Marysville

Decision Criteria. It is the responsibility of the applicant to demonstrate the criteria have been met. The city may place conditions on the PRD approval in order to fulfill the requirements and intent of the city's development regulations, comprehensive plan, and subarea plan(s). The following criteria must be met for approval of a PRD to be granted:

- (a) **Consistency with Applicable Plans and Laws.** The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).
- (b) **Quality Design.** The development shall include high quality architectural design and well conceived placement of development elements including the relationship or orientation of structures.
- (c) **Design Criteria.** Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters [22G.090](#) and [22G.100](#) MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter [22C.090](#) MMC.
 - (i) Improving circulation patterns or the screening of parking facilities;
 - (ii) Minimizing the use of impervious surfacing materials;
 - (iii) Increasing open space or recreational facilities on-site;
 - (iv) Landscaping, buffering, or screening in or around the proposed PRD;
 - (v) Providing public facilities;
 - (vi) Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
 - (vii) Incorporating energy-efficient site design or building features;
 - (viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.
- (d) **Public Facilities.** The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.
- (e) **When PRDs are located within or adjacent to single-family residential zones and are, or may be, surrounded by traditional development with detached dwelling units, PRDs shall be designed and developed so as to be consistent with a single-family residential environment. If attached dwellings and multiple-family dwellings are part of the PRD they will be dispersed throughout the project to create an integrated mix of housing types.**
- (f) **Perimeter Design.** The perimeter of the PRD shall be compatible in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.
- (g) **Open Space and Recreation.** Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
- (h) **Streets, Sidewalks and Parking.** Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances otherwise warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.
- (i) **Landscaping.** Landscaping shall be provided for public and semi-public spaces and shall integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas, using trees, shrubs, and groundcover throughout the development and providing for shade and visual relief while maintaining a clear line of sight throughout the public and semi-public spaces.
- (j) **Maintenance Provisions.** A means of maintaining all common areas, such as a homeowners' association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.

Examples of Design Standards - Spokane

- [Section 17G.070.100](#) Design Standards

Purpose.

The base zone development standards are designed for most standard lots and uses in the City. A planned unit development may be used to request different development standards that are needed for sites which contain unusual topography, critical areas, resource lands, historic and cultural sites and developments that require flexibility in the development standards to achieve a superior design which can implement the goals and policies of the City's comprehensive plan. A planned unit development may also be used to encourage economic development and infill opportunities as described in [SMC 17G.070.010](#).

- **Applicability.**

The standards of the .100's series of this section apply to the site design and uses in the planned unit development. The design standards apply to all planned unit developments, whether allowed by right, allowed with limitations, or subject to a conditional use review.

- The design standards and guidelines found in this chapter follow the design standards administration, [SMC 17C.110.015](#). All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines. An applicant may seek relief through [chapter 17G.030.SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Examples of Development Standards – Mount Vernon

A. The following development standards may be modified in approving a PUD application so long as the applicant specifically requests a modification and demonstrates that the modification meets the overall intent of the PUD. All modifications must be specifically approved by the city council within the resolution that approves the preliminary PUD/plat.

1. Required off-street parking spaces;
2. Landscaping requirements; and
3. Lot width.

B. Standards which may not be modified or altered are:

1. Height of building or structure in all residential zones;
2. Building setbacks cannot be modified to be less than that which Chapter [17.70](#) MVMC allows;
3. Lot size cannot be modified to be less than that which MVMC [17.69.030](#) allows;
4. Lot coverage cannot be modified to be more than that which Chapter [17.70](#) MVMC allows;
5. Shoreline regulations when the property is located in an area under the jurisdiction of the Mount Vernon shoreline master program;
6. Standards pertaining to development in environmentally sensitive areas; and
7. Regulations pertaining to nonconforming uses and public safety.

Examples of Development Standards - Bellevue

The applicant may request a modification of the requirements and standards of the Land Use Code as follows:

A. Density.

1. General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district (see general dimensional requirements contained in LUC [20.20.010](#), and district-specific requirements contained in Chapter [20.25](#) LUC.
2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC [20.25H.045](#). Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:
 - a. The design of the development offsets the impact of the increase in density; and
 - b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.
3. Senior Citizen Dwelling. An additional 10 percent density bonus may be approved for senior citizen dwellings if the criteria in subsection A.2 of this section are met and if the average dwelling unit size does not exceed 600 square feet.

B. Height. The applicant may request a modification of height from that allowed by the land use district, provided topography and arrangement of structures does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skylines) of the surrounding area, as compared to lot-by-lot development. Proposals earning bonus density pursuant to this section or LUC [20.30D.167](#) may only receive an increase in height if the requirements of subsection A.2 of this section are met, considering the impact of increased height.

C. Other. The City may approve a modification of any provision of the Land Use Code, except as provided in LUC [20.30D.170](#), if the resulting site development complies with the criteria of this part.

Examples of Development Standards - Marysville

The city's standard development regulations shall be modified for a PRD as provided in this section:

(1) Density, Dimension, and Parking. The standard development regulations shall apply to all lots and development in a PRD except as specifically modified below and as provided in the design review standards in Chapters [22C.010](#) and [22C.020](#) MMC.

	PRD
Density: Dwelling unit/acre	As allowed per the underlying zone
Maximum density	As allowed per underlying zone or modified through the residential density incentives in Chapter 22c.090 MMC
Minimum street setback	10 feet
Minimum side yard setback	5 feet (if no lot line between homes, 10 feet separation required)
Minimum rear yard setback	10 feet (if no lot line between homes, 20 feet separation required)
Base height	As allowed per underlying zone
Maximum building coverage	No maximum
Maximum impervious surface	70 percent
Minimum lot area	3,500 square feet
Minimum lot width	30 feet
Minimum driveway length	20 feet
Minimum parking	3 stalls per detached single-family dwelling

Authority for Moratorium

- RCW 36.70A.390 and RCW 35A.63.220
 - Allow a moratorium for up to 6 months
 - Requires a public hearing to be held within 60 days of adoption if no findings of fact have been adopted prior to the moratorium
 - Moratorium can be extended for up to 1 year if a work plan is developed that justifies that timeframe

Plan for Resolving PUD Issues

- On May 9, 2016, Council provided general support for creation of a unified development code
 - To rewrite land-use procedures into a new Title 19
 - Includes rewriting PUD sections
- Staff is considering employing the assistance of a consultant to help develop PUD standards (e.g. Makers – helping with development updates post-comp plan)
- Staff anticipates 6 months to update PUD code

What proposed moratorium does

- Temporarily stops City from accepting and processing PUD applications under Chapter 16.40 AMC until necessary code updates are enacted
- Stops adding new PUD projects to City workload to allow time to dedicate to PUD code updates
- Sets a public hearing for August 1, 2016 to allow public input and to adopt a work plan to update PUD code sections
- Goes into effect immediately upon passage

What proposed moratorium does NOT do

- Proposed moratorium does NOT affect applications received prior to adoption and deemed complete
- Does NOT affect any plats that have received preliminary approval pursuant to PUD sections of AMC
- Does NOT alter the rules for any existing or pending PUDs
- Does NOT revoke those sections of the Anacortes Municipal Code regarding PUDs
- Does NOT prohibit PUDs in the future beyond the temporary moratorium

Questions?



Measamer, Don

From: Guy Davidson <davidson.guy@gmail.com>
Sent: Monday, June 06, 2016 9:23 AM
To: Measamer, Don
Subject: PUD Moratorium

It has come to our attention that problems the planning and building department are having with Mr. Allen's developments are leading to a proposed PUD moratorium.

We strenuously object. For two reasons:

- 1) The PUD process is designed to provide flexibility through a creative and interactive process, outside of normal zoning rules. It subjectively calls for harmony with the surrounding area. The City should be able to use existing code and guidelines to move any proposal through the application process or to say no to it.
- 2) A moratorium based on the failure of one development to work it's way through the process puts a halt to other developers who are cooperatively working with the City to design and build projects. Time, effort and monies have been expended on current proposals using current rules. Don't change the rules in the middle of the process.

Sincerely,



Guy Davidson
Owner/Broker
John L. Scott Anacortes
O: 360.293.2161
W: AnacortesHomes.com



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning June 13, 2016

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes, vouchers and consent agenda items is not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

June 13, 2016

Special Meeting: 2017/2018 Budget Open House, 4:30-5:30, City Council Chambers

- WSDOT 2017 SR 20 Spur Overlay Project Presentation (Discussion)
- Marine Tech Schools Update (Discussion)
- Hearing Examiner Options (Discussion)
- Updated Resolution 1946: Setting Fire Protection LOS Standard and Non-Binding Budget/Revenue Allocation (Discussion/Possible Action)
- Solar Grant Update (Discussion)

TUESDAY, June 14, 2016

Special Meeting: 2017/2018 Budget Planning Session, 4:00-8:00 p.m., City Council Chambers

June 20, 2016

- Public Hearing: 2016 Comprehensive Plan Update

June 27, 2016

July 5, 2016

Special Meeting: 4:00 PM Site Visit, Haddon Road Plat & PUD (East of Whistle Lake Road)

- Closed Record Public Hearing, PUD-2016-1001, Haddon Road 13 Lot Plat & PUD
- 2016 Comprehensive Plan Update: Final Review/Draft Ordinance

July 11, 2016

- Medical Marijuana Update

July 18, 2016

- Ordinance ____: Adopting 2016 Comprehensive Plan

July 25, 2016

August 1, 2016

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Public Works, Monday, Jun 6, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Jun 8, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Jun 13, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Tourism Promotion & Strategic Planning, Thursday, Jun 16, 2016, 4:30 PM, Anacortes Public Library Meeting Room
- Public Safety, TBD
- Public Works, Monday, Jun 20, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Jun 22, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Jun 27, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)