

Our mission is to maintain and improve the quality of life reflecting community expectations through a focus on public participation and employees-mayor-council teamwork.



Anacortes City Council
Municipal Building Council Chambers
904 Sixth Street

March 21, 2016
6:00 p.m.

PRELIMINARY AGENDA

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Citizen Hearings**
4. **Mayor/Council Communication and Committee Reports**
 - a. Proclamation: National Service Recognition Day
 - b. Committee Reports: Finance, Planning, Tourism Promotion Strategic Planning
5. **Consent Agenda (Action)**
 - a. Minutes of March 7, 2016 and March 14, 2016
 - b. Approval of Claims in the amount of: \$628,968.39
 - c. Interlocal Agreement with Skagit County for Community Services at Senior Center
 - d. Ordinance 2969: Martin Vacation
 - e. Resolution 1950: Updating Unified Fee Schedule - Contractual Customer Water Rates
 - f. Resolution 1951: Emergency Declaration - 36" Water Main Break at 10859 Drawbridge Ln
 - g. Ordinance 2973: Establishing a Biennial Budget Process
6. **Unfinished Business**
 - a. * Ordinance 2971: Adoption of Utility Lien Process (Discussion/Possible Action)
7. **New Business**
 - a. Closed Record Hearing: 48 North Preliminary Plat & PUD, PUD-2015-0003 (Discussion/Possible Action)
 - b. * Storvik Park Cooperative Purchasing Agreement and Project Update (Discussion/Possible Action)
 - c. Contract Award: 2016 Overlay Infrastructure Improvement Project (Action)
 - d. 2016 Comprehensive Plan Update - Intro, Land Use, Housing (Discussion)
8. **Adjournment**

Per Resolution 1867, citizens wishing to comment on items not on the agenda may do so under the Citizen Hearings 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 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.



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City of Anacortes

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Our mission is to maintain and improve the quality of life reflecting community expectations through a focus on public participation and employees-mayor-council teamwork.



**Anacortes City Council
NOTICE OF SPECIAL MEETING**

**Monday, March 21, 2016
5:00 p.m.**

**Municipal Building Council Chambers
6th Street and "Q" Avenue**

NOTICE IS HEREBY GIVEN that the Anacortes City Council will hold a special meeting on Monday, March 21, 2016 at 5:00 p.m. for the purpose of conducting a site visit regarding 48 North Preliminary Plat & PUD (PUD-2015-0003). The meeting will convene on the south side of Oakes Avenue between Allen Court and Eagle View Court in Anacortes. No testimony will be received and no action will be taken. The Council will deliberate on this matter at its regularly scheduled evening meeting of Monday, March 21, 2016 at 6:00 p.m.

Council will take no final action at this special meeting.

Published: March 16, 2016

**Distribution: City Council
Media**

If reasonable accommodation of a disability is needed please contact Cherri Kahns at 299-1950 at least 48 hours prior to this meeting.



CITY OF ANACORTES National Service Recognition Day

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's counties are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, participants in AmeriCorps and Senior Corps address the most pressing challenges facing our cities and nation, from educating students for jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 50,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our county's economic and social well-being; and

WHEREAS, national service participants of all ages and backgrounds serve in Anacortes, providing vital support to county residents and improving the quality of life in our county; and

WHEREAS, national service participants increase the impact of the organizations they serve, both through their direct service and by managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with city officials nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, National Association of Counties, Cities of Service.

NOW THEREFORE, I, Laurie Gere, Mayor of the City of Anacortes, do hereby proclaim, do hereby proclaim April 5, 2016, as

National Service Recognition Day

in the City of Anacortes, and encourage residents to recognize the positive impact of national service in our community and thank those who serve; and to find ways to give back to their communities.

Signed this 21st day of March 2016

CITY OF ANACORTES

Mayor



City Council Minutes – March 7, 2016

Special Meeting

At 4:00 p.m. Mayor Laurie Gere called to order the advertised special meeting of the Anacortes City Council for the purpose of conducting a site visit regarding proposed Cell Tower Special Use Permit/Conditional Use Permit CUP-2014-0003. Council convened outside the north gate of the Anacortes Wastewater Treatment Plant at 500 T Avenue. Councilmembers Ryan Walters, Erica Pickett and John Archibald were present. Planning Director Don Measamer pointed out features of the proposed project as depicted on the site plan in the record. No testimony was received and no action was taken. At approximately 4:07 p.m. the special meeting adjourned.

Regular Meeting

Mayor Laurie Gere called to order the regular Anacortes City Council meeting of March 7, 2016 at 6:00 p.m. Councilmembers Eric Johnson, Ryan Walters, Erica Pickett, Brad Adams and Liz Lovelett were present. Councilmembers John Archibald and Matt Miller were absent. The assembly joined in the Pledge of Allegiance.

Citizen Hearings

Libby Grage, representing the 12-member Fidalgo Pool Master Capital Improvement Planning Committee, explained the committee's mission to assist the Fidalgo Park & Recreation District Commissioners in developing a capital improvement plan to guide future improvements to the pool. Ms. Grage reported that the committee was tasked with engaging the public, compiling feedback and recommending capital improvements based on the community's priorities. Noting that the pool had not been upgraded since its construction in the 1970s, Ms. Grage encouraged public feedback to the committee via the direct mail survey sent to District residences (also available at fidalgopool.com) and at upcoming open houses which would be advertised.

Merilee Huffman, 806 Commercial Avenue, announced that the Anacortes Food Co-op would be opening in the back of the Tokyo Japanese Restaurant at 8th and Commercial, focusing on organic and gluten-free foods. Ms. Huffman offered membership applications to anyone interested in joining the cooperative.

Mayor/Council Communication and Committee Reports

Appointment of Amber Moffitt to Planning Commission: Mayor Gere requested Council confirmation of her appointment of Amber Moffitt to the Planning Commission for the remainder of a 5-year term ending December 2019. Mr. Adams moved, seconded by Ms. Lovelett, to confirm the appointment of Amber Moffitt to the Planning Commission. Vote: Ayes – Walters, Pickett, Adams, Lovelett and Johnson. Motion carried.

Mr. Walters moved, seconded by Ms. Pickett, to excuse the absence of councilmembers John Archibald and Matt Miller. Vote: Ayes – Pickett, Adams, Lovelett, Johnson and Walters. Motion carried.

Ms. Pickett reported that Anacortes had moved up to 7th place in the national Georgetown University Energy Prize competition but that arch rival Bellingham had moved up to 4th place.

Ms. Lovelett reported from the Affordable Housing & Community Services Committee meeting the prior Thursday. She said many enthusiastic community members attended and that the committee would host a symposium on April 21 to gather stakeholders and discuss planning efforts to improve the situations of vulnerable citizens. Mr. Johnson added that attendees included Dr. Ann Meyers-Hutchinson who started a 1000-unit full service housing facility in San Antonio and had volunteered to assist in Anacortes.

Mr. Johnson reported from the Public Works Committee meeting which discussed the water element of the 2016 Comprehensive Plan and also discussed two new staff positions, an additional crew member for sanitary sewer operations and an additional engineering technician.

Ms. Pickett reported from Port/City Liaison meeting that the Port had been working with the owners of the

Majestic Inn to study the feasibility of adding a hotel at the location of the existing dog park. She also noted that Anthony's Restaurant would open its new outdoor space in April or May.

Consent Agenda

Mr. Johnson moved, seconded by Mr. Adams, to approve the following Consent Agenda items. Vote: Ayes – Adams, Lovelett, Johnson, Walters and Pickett. Motion carried.

- a. Minutes of February 16, 2016 and February 22, 2016
- b. Approval of Claims in the amount of: \$890,177.90
- c. Approval of Findings of Fact, Conclusions of Law and Decision for Denial of Appeal & Approval of the Anacortes High School CUP & Variance Request, CUP-2015-0006
- d. Resolution 1948: Emergency Declaration and Contract for Q Avenue Sanitary Sewer Repair/Replacement
- e. Contract Modification: Construction Engineering Services for WWTP Incinerator Scrubber (CH2M Hill)

The following vouchers/checks were approved for payment:

Voucher (check) numbers: 79541 through 79728, total \$921,999.11
EFT Numbers 201208 through 201539, total \$823.26

Payroll for March 4, 2016 in the total amount of \$814,420.00
Check Numbers 41165 through 41203 in the total amount of \$28,793.60
Direct Deposit Numbers from 62749 through 62956 in the total amount of \$520,621.51
EFT Numbers from 1929 through 1934 in the total amount of \$265,004.89

UNFINISHED BUSINESS

Resolution 1946: Fire Protection/EMS Policy Adoption

Fire Chief Richard Curtis presented draft Resolution 1946 to establish a guiding policy for funding future Fire/EMS Service improvement projects, based on recommendations from the Public Safety Committee. Chief Curtis walked through Sections A through F of the draft resolution, seeking councilmember feedback and addressing questions about the options presented.

Regarding Section A, to fund apparatus and equipment replacement, Chief Curtis clarified that the proposed fire impact fee would apply to all new construction, not just construction three floors or taller. Mr. Walters supported that notion so as not to disincentivize taller construction in the commercial core. He asked Chief Curtis to provide figures of how much revenue would be generated by such an impact fee. Mr. Johnson and Ms. Lovelett requested figures on the second option of leasing equipment.

Regarding Section C, to fund lease or construction of a fire station in the March Point response zone, Mr. Walters asked staff to explore a fire impact fee specific to that response zone, possibly a sizable one. Mr. Adams cautioned against imposing impact fees in the March Point LM zone that would discourage economic development and job creation there. Ms. Pickett suggested staff verify whether impact fees could legally be imposed in sub-areas.

Regarding Section D, to fund 24-hour staffing at all three fire stations, Chief Curtis explained two new potential funding sources, Ground Emergency Medical Transport revenue for Medicaid patients and an Ambulance Utility Fee similar to that in place in Port Angeles. The Chief responded to councilmember questions about the allocation of EMS levy funds to Anacortes. Mayor Gere, Mr. Walters and Ms. Pickett said they did not support the new Ambulance Utility Fee.

Councilmembers raised no questions about Sections B, E or F.

Mr. Johnson observed that the proposed funding increases totaled approximately \$985K annually and asked Chief Curtis to calculate what this would cost an average Anacortes homeowner. Mayor Gere clarified that the EMS levy amounts paid by Anacortes residents were not the same as what was received by Anacortes for providing EMS service. Mr. Adams asked Chief Curtis to provide those figures. Mr. Walters reported that Mr. Miller had suggested sending the draft resolution to the Public Safety Committee for rewording. Mr. Walters concurred and asked for the addition of a total cost, more specificity about impact fees, and definitions for Section E positions.

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

Chief Curtis responded to questions from Mr. Johnson about his March 7, 2016 memo regarding ambulance service areas and impacts. Mayor Gere suggested Chief Curtis address that topic in committee. Ms. Lovelett said the Public Safety Committee would need to meet more often than quarterly. Mayor Gere asked Chief Curtis to schedule twice monthly committee meetings to complete the committee's review of Resolution 1946.

Council Meeting Schedule

City Clerk Steve Hoglund recapped Council's conversation from the February 22, 2016 study session regarding moving towards weekly action meetings for City Council. Mr. Hoglund noted that the evening's Council packet included Mr. Walters's draft of new City Council procedures which provided for four action meetings per month. He invited further councilmember discussion. Mr. Walters explained that the draft procedures reorganized the existing Council procedures and that substantive changes were highlighted in the document, including establishing which items were appropriate for the Consent Agenda.

Councilmembers discussed at some length proposed Section 3.7(b) regarding scheduling Council retreats on Saturdays. There was no consensus in favor of that proposal.

Ms. Pickett suggested removing proposed Section 5.4(b) in the interest of allowing efficient transaction of city business at all four meetings each month. Mr. Walters and Mr. Johnson explained that Section 5.4 would provide the only remaining distinction between regular meetings and study sessions, which Mr. Walters understood some of his colleagues to want to retain.

Regarding Section 6.4(d)(6), Mr. Adams suggested decreasing the public works contract size for the Consent Agenda to \$200,000. Mr. Hoglund agreed.

Ms. Pickett and Mr. Walters discussed Section 7.2 regarding voice votes vs. roll call votes but reached no agreement.

Ms. Lovelett suggested postponing action on the draft procedures until all seven councilmembers were present. Mr. Adams urged continuing the discussion at a future study session but endorsed being able to take action on a Consent Agenda at each meeting. Mayor Gere asked Mr. Hoglund to bring the topic back for more discussion at a future study session when all councilmembers could be present.

NEW BUSINESS

Open-Record Public Hearing: Verizon Wireless Cell Tower Proposed at WWTP, CUP-2014-0003, 500 "T" Avenue

Associate Planner Kevin Cricchio presented an application from Verizon Wireless for a Special Use Permit/Conditional Use Permit for construction of a 60-foot-tall stealth monopole cell tower on the grounds of the Anacortes Wastewater Treatment Plant at 500 T Avenue. Referring to his slide presentation included in the packet materials for the meeting, Mr. Cricchio reviewed the project details, existing land use, underlying and neighboring zoning, background and timeline of the application processing, noticing, public comment period, SEPA review and Determination of Non-Significance issued on February 5, 2016, critical areas review, public comments, agency and department comments, and third party review. Mr. Cricchio advised that Planning Department staff recommended approval of the application subject to staff's

suggested conditions of approval. He added that since the staff report was drafted the Public Works Director had also emailed his support of the application. Mr. Cricchio called attention to Condition 8 which called for the stealth monopole/cell tower to be designed to resemble a smoke stack in neutral earth tone colors, in order to blend with the surrounding industrial uses. He displayed photo simulations of the tower.

Mr. Walters questioned staff about the wetland buffer addressed in Mr. Cricchio's presentation: "An offsite wetland was identified west of and adjacent to the project site. The applicant submitted a wetland report which identified the subject wetland as a "Category III Wetland" with a habitat score less than twenty (20) points. According to AMC Table 17.70.340(1), Category III wetlands with a habitat scores less than 20 points require a sixty (60) foot buffer from the wetland's edge. However, according to AMC 17.70.340(F(2), the measurement of wetland buffers shall not include lawns, walkways, driveways, and other mowed, cultivated, or paved areas. Therefore, the wetland's buffer has been truncated at the fence line along the western site's boundary." Mr. Measamer confirmed that if the buffer were not truncated the tower would be located within the 60 foot buffer.

Mayor Gere invited the applicant to address Council. George Johnston of MD7, LLC, representing Verizon, and Mr. Measamer responded to questions from Mr. Johnson regarding the overall plan for cell towers in Anacortes and co-location opportunities on the subject tower. M. Johnson requested a study session on cell phone coverage and tower strategy in Anacortes. In response to a question from Mr. Walters, Mr. Johnston said that the subject tower could not be located more than 60 feet from the wetland due to site constraints.

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

Mr. Walters and Mr. Measamer continued discussion of the truncated wetland buffer and the pre-existing use (the Wastewater Treatment Plant) that was exempted from the buffer. Mr. Johnston offered that Verizon could add additional landscaping to the existing lawn area to provide additional buffer but that Wastewater Plant operations might preclude that. Mr. Measamer suggested that Planning Department staff work with Wastewater Plant staff to allow the applicant's conditioned landscaping plan using native plants to provide some habitat value if possible.

No one else present wishing to speak, at approximately 7:26 p.m. the mayor closed the public hearing.

Mr. Johnson moved, seconded by Ms. Pickett, to approve the Special Use Permit/Conditional Use Permit application CUP-2014-0003, subject to staff's suggested conditions of approval.

Mr. Walters questioned Mr. Johnston about the choice of a smokestack design over a flagpole design. Mr. Johnston responded that it had been staff's suggestion to fit contextually into the industrial area.

Vote: Ayes – Lovelett, Johnson, Walters, Pickett and Adams. Motion carried.

Public Hearing: Ordinance 2969 Martin Vacation

Public Works Director Fred Buckenmeyer presented a petition to vacate property at 2218 10th Street, at the corner of 10th Street and C Avenue. Mr. Buckenmeyer displayed a site plan showing the proposed vacation and also the location of the property proposed to be swapped for the vacated land, both parcels totaling approximately 1100 SF. He noted that the parcel to be acquired by the city was immediately adjacent to the proposed route of the Guemes Channel Trail and added that an easement for existing utilities located on the applicant's property would also be included. Mr. Buckenmeyer said that if Council were inclined to approve the vacation following the evening's advertised public hearing, staff would bring back a vacation ordinance for action on the Consent Agenda at the next regular meeting.

Mr. Buckenmeyer and Mr. Measamer responded to councilmember questions about the current and proposed sidewalk locations and about vacation of street ends terminating at the shoreline. They confirmed that no appraisal would be performed and no cash transaction would occur, only the land swap.

Applicant Frank Martin, 12342 Windward Way, responded to councilmember questions about current uses of the property and planned renovations, as well as utilities located on the property without easement.

No one else wishing to address Council regarding the proposed vacation, Mayor Gere closed the public hearing and directed staff to bring the vacation ordinance back for final action at the next regular City Council meeting.

Community Development Block Grant (CDBG): Open 30-day Public Comment Period on Community Needs and Applications

Mr. Measamer opened the 30-day public comment period on the CDBG 2016-2017 Action Plan. He advised that the 2016 allocation of CDBG funds for Anacortes was \$89,552 to which would be added approximately \$40K of funding carried over from 2015. Mr. Measamer described the applications received thus far including the Anacortes Family Center application for the 15% public services component of the grant, the Anacortes Housing Authority application for \$40,705 to replace stoves and ranges, an internal application for \$30K to retrofit accessible restroom doors at city facilities, and an internal application for \$95K to retrofit accessible sidewalk ramps on R Avenue between 7th and 10th Streets. In addition to the 20% administration component of the grant, the total proposed project funding was \$194,406. Mr. Measamer advised that the restroom door project might or not qualify for CDBG funding. He invited public comment on the applications through April 5, 2016.

Mr. Johnson reported that the Affordable Housing and Community Services Committee had reviewed the Action Plan and supported the stove replacement project and the sidewalk ramp retrofits.

Mayor Gere invited members of the audience to comment on this agenda item.

Merilee Huffman, 806 Commercial Avenue, reported that the Housing Authority was interested in replacing both stoves and refrigerators and was looking into rebate credits and bulk buying discounts to help offset the costs.

Deanna Usman, 719 Q Avenue, confirmed that appliances had not been replaced in her building for at least 13 years and that some of the older models require reaching over the burners to reach the controls. She also noted that some residents have lost the contents of their freezers when the appliances failed. Mr. Measamer confirmed that ADA requires stove controls to be located on the front of the appliance.

No one else present wished to address the Council. Mayor Gere and Mr. Measamer invited additional public comment through April 5, 2016.

Resolution 1950: Updating Unified Fee Schedule - Contractual Customer Water Rates

Finance Director Steve Hogle introduced a housekeeping resolution to update the water rates for contractual wholesale customers. Mr. Hogle reminded that those rates are adjusted annually to minimize the year end reconciliation adjustments to actual cost, which is required by those contracts. He reviewed the capital, fixed and variable portions of the water rates and said only the fixed and variable rates were part of the current rate adjustment and the annual reconciliation. He added that staff would like to implement the rates effective April 1.

Mr. Walters questioned why a resolution was being presented to adopt utility rates, some of which were already in the Municipal Code. City Attorney Darcy Swetnam advised that the rates included in the resolution were consistent with what was stated in code so no conflict was created. She advised that an upcoming ordinance would remove the remainder of the utility rates in the code and consolidate all rates into the unified fee schedule.

Mayor Gere observed that the proposed water rate for agricultural users had decreased. Mr. Hogle confirmed that the variable rate calculation, in this case a decrease, did also affect the agricultural water rate.

Ms. Lovelett suggested some changes to the solid waste rate schedule. Mr. Hoglund suggested that she work with the City Attorney bring those forward for consideration.

Mr. Hoglund advised he would bring the resolution back to Council for action on the Consent Agenda at the next regular meeting.

There being no further business, at approximately 8:10 p.m. the Anacortes City Council meeting of March 7, 2016 was adjourned.

City Council Study Session Minutes – March 14, 2016

Mayor Laurie Gere called to order the regular Anacortes City Council study session of March 14, 2016 at 6:00 p.m. Councilmembers Eric Johnson, Ryan Walters, Erica Pickett, Brad Adams, John Archibald and Matt Miller were present. Councilmember Liz Lovelett was absent.

2016 Comprehensive Plan Update Discussion - Path Forward/City Council Process

Senior Planner Libby Grage advised that the 2016 Comprehensive Plan Update was ready for Council review and eventual legislative action by June, 2016. Referring to her slide presentation included in the evening's Council packet, Ms. Grage summarized the comprehensive plan update process recently completed by the Planning Commission and shared the proposed schedule for City Council review including weekly meetings from March 21 through April 18, public hearing on May 16, and adoption on June 6.

Planning Director Don Measamer sought councilmember opinion on continuing some or all of those five Monday meetings to the following Tuesday evening if required to provide sufficient time to fully address the plan elements scheduled for review that evening. Some councilmembers preferred to extend Monday evening meetings longer, others preferred to conclude the Monday meetings by 9 p.m. and resume Tuesday if required. The group agreed to decide during each meeting at 9:00 p.m. whether to extend the meeting or to continue it to the following evening.

Mr. Walters requested a tabular summary of public comments, staff responses, Planning Commission comments and CAC comments. Ms. Grage asked if councilmembers preferred hard copy of the voluminous materials or if they preferred to access the materials electronically on the city website. Mr. Walters preferred no paper. Mr. Archibald and Mr. Johnson preferred electronic access but requested paper copy of maps. The remaining councilmembers agreed with Mr. Measamer that they would like hard copies of volumes 1 and 2 of the comprehensive plan document but could access the supporting materials electronically.

Sustainable Cities Partnership Presentation

Administrative Services Director Emily Schuh introduced David Davidson, Western Washington University's Program Coordinator for the Sustainable Cities Partnership. Ms. Schuh advised that Anacortes was trying to be selected as the partner city to work with WWU and AWC for the 2016-17 academic year.

Mr. Davidson shared a slide presentation summarizing the partnership program, new to WWU for 2016-2017 but established with good results at the University of Oregon. He described the wide range of academic courses and skill sets that faculty and students can direct toward advancing a city's sustainability goals. Ms. Schuh shared some of the potential projects mentioned at a staff brainstorming session earlier in the day. Mr. Davidson described the costs of the program to the city, based on direct cost reimbursement per course, and estimated costs of \$65,000 for an academic year. He added that the City would also need to provide some staffing support at the project and program level.

Mr. Davidson responded to councilmember questions about timing of the application, potential study areas, the number of student and coordinator hours provided, and the number of projects or courses required to participate. Councilmembers were generally supportive of pursuing participation in the program pending review of the projects proposed by staff. Mr. Miller suggested that the direct costs should be absorbed by the professional services budgets of participating departments. Mr. Davidson advised that if Anacortes were selected as the partner city for 2016-2017 an interlocal agreement would come back to Council for action and would specify the detailed scope of work.

Biennial Budgeting Discussion

Finance Director Steve Heglund reminded that Council had asked for staff feedback on the proposal to transition to biennial budgeting. Mr. Heglund reported that department heads were generally neutral or in favor of trying a biennial budget. Mr. Heglund noted concerns about accurately projecting revenues and

labor costs two years out but said the required mid-biennium review would provide an opportunity to adjust the budget as necessary. He invited councilmember discussion and direction.

Councilmembers generally expressed support and observed that the city could return to annual budgeting if that proved to be a better choice. Mr. Johnson suggested placing the ordinance adopting biennial budgeting on the Consent Agenda at the next regular meeting.

Council Meeting Schedule / Council Procedures Discussion

Mr. Hoglund invited Council to resume the discussion begun at the March 7, 2016 meeting of the draft resolution prepared by Mr. Walters revising the Council procedures. Mr. Hoglund recalled that the revisions were prompted by staff suggestion that action on at least a consent agenda be allowed at each of the four Council meetings each month. He suggested adopting only the procedural revisions necessary to achieve that goal, including Section 3.1(a). Council elected to review the highlighted, substantive changes throughout draft resolution Attachment A and either accept, reject or revise them so that the resolution could be brought back for action at the next regular business meeting. After lengthy discussion the consensus was to accept the draft resolution as presented in the March 7, 2016 Council packet with the following revisions:

Attachment A

3.1(d): Restore language from current procedures: "In the event there are no agenda items to be considered at a scheduled meeting, such meeting may be canceled by notification by the Mayor to members of the City Council, the public, and other affected parties."

3.7(b): Delete

5.1(b): Delete

5.3(b): Replace "14 days" with "6 days" and add a final sentence, "An agenda item coversheet is required for all such agenda items." [consistent with 5.3(a)]

6.4(c): Add italicized text "All items on the Consent Agenda *except for minutes and payment of claims* require:"

6.4(d): Add new item "payment of claims per AMC 3.02.020."

6.4(d)(6): Change "\$250,000" to "\$200,000"

11.1: Replace "majority vote of those Councilmembers present" with "a two-thirds vote of those Councilmembers present".

Attachment B

1.7(a): Change "repeat" to "restate" consistent with 1.4(c)

Councilmembers and Mayor Gere also discussed relying more frequently on voice votes, striving for more reliability on the look ahead agenda, Mayor and Council's prerogative to reorder agenda items during a meeting to accommodate guest presenters, and the requirement for all staff and councilmembers to comply with the established deadline for submission of packet materials.

Mr. Johnson noted that Section 9.2(b) requires publication of approved meeting minutes on the City website and asked if the signed paper copies were still necessary. Mr. Hoglund said he would investigate which formatting options would satisfy the retention requirements.

There being no further business, at approximately 8:00 p.m. the Anacortes City Council study session of March 14, 2016 was adjourned.

Mayor Laurie Gere called to order the advertised special Anacortes City Council meeting of March 14, 2016 at 8:00 p.m. Councilmembers Eric Johnson, Ryan Walters, Erica Pickett, Brad Adams, John Archibald and Matt Miller were present. Councilmember Liz Lovelett was absent.

Executive Session (15 Minutes) per RCW 42.30.110 (b, c)

At approximately 8:00 p.m. Mayor Gere announced that Council would convene in Executive Session for approximately 15 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 8:20 p.m. the Anacortes City Council advertised special meeting of March 14, 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 March 21, 2016 City Council meeting:

[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
201847	3/4/2016	2016 publication	09628	GUEMES TIDE, THE	ANNUAL SUBSCRIPTION	\$14.00
202114	3/9/2016	0673083-001	00306	BAYSHORE OFFICE PRODUCTS	PROTECTOR SHEETS	\$10.40
202239	11/6/2015	004352241	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; CARGO PANT; SGT FLOYD	\$56.41
201839	1/21/2016	107-8807434- 1996269	08811	AMAZON.COM	PATROL SUPPLIES; NIK DRUG TEST KIT	\$53.94
201838	1/25/2016	107-6485683- 6263447	08811	AMAZON.COM	MANAGEMENT AND SUPERVISION OF LE PERSONNEL	\$108.50
201836	1/27/2016	104-1521561- 5157034	08811	AMAZON.COM	USB DRIVES FOR EVIDENCE COLLECTION AND DISTRIBUTION	\$39.89
201834	1/27/2016	104-8471209- 1809007	08811	AMAZON.COM	RECORDS EQUIP; HEADSET FOR CLERK HOFLAND	\$220.24
202241	2/1/2016	004821037	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; SGT KING PANTS	\$185.77
201840	2/4/2016	104-9149186- 5186620	08811	AMAZON.COM	PATROL SUPPLIES; FLOOR MAT; FLOYD AND INGRAM	\$192.02
201842	2/17/2016	107-2042806- 40101832	08811	AMAZON.COM	PATROL SUPPLIES; EARBUDS	\$29.96
201841	2/17/2016	114-0083828- 4685074	08811	AMAZON.COM	PATROL SUPPLIES; BATTERIES	\$38.64
201823	2/17/2016	41355	00244	ASSN OF WASHINGTON CITIES	TRAINING; AWC - LABOR CONFERENCE; CAPT SMALL	\$240.00
201822	2/17/2016	41356	00244	ASSN OF WASHINGTON CITIES	TRAINING; AWC - LABOR CONFERENCE; CAPT SMALL	\$75.00
201941	2/25/2016	004954322	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM PANT; CORP LEETZ	\$112.82
201934	2/25/2016	004960720	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; ARMOR VEST; CAPT D'AMELIO	\$826.55
201937	2/25/2016	004960721	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; ARMOR VEST; DET SGT FULLER	\$826.55
201940	2/25/2016	004960722	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; ARMOR VEST; CORP LEETZ	\$826.55
201939	2/25/2016	004960723	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM; ARMOR VEST; SGT KING	\$826.55
201821	2/25/2016	ACT END 6709	10051	ANTHONY'S HEARTHFIRE GRILL	AWC LUNCH	\$23.00

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201942	2/26/2016	004961375	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM SHIRTS; CSO WOLFSWINKEL	\$214.78
201926	2/27/2016	00005W5A83096	02817	UNITED PARCEL SERVICE	UPS SHIPPING SERVICE	\$51.90
201825	2/28/2016	010132-5936	10064	PRAETORIAN DIGITAL	GRANT WRITING ASSISTANCE	\$2,500.00
201931	2/29/2016	004971307	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM SHIRT; RECORDS BEYER	\$52.33
201932	2/29/2016	004971308	00368	GALLS LLC - DBA BLUMENTHAL UNI	UNIFORM SHIRT; RECORDS HOFLAND	\$62.57
201828	2/29/2016	14114T01R	00369	BLYTHE PLUMBING & HEATING INC	PREVENTATIVE MAINTENANCE FOR JAN 2016	\$1,244.31
201827	2/29/2016	ON ACCOUNT	00408	MARKET LLC, THE	FOOD AND SUPPLIES; CITIZENS ACADEMY	\$47.25
201824	3/1/2016	030116	00955	FIDALGO CLEANING	CLEANING & SUPPLIES3/1-3/15/16	\$576.00
201929	3/1/2016	197317	00155	ANACORTES ANIMAL HOSPITAL	BOARD & DISTRAINER	\$223.40
201928	3/2/2016	116006185	02930	WASHINGTON STATE PATROL	BACKGROUND CHECKS; FEBRUARY 2016	\$265.50
201831	3/3/2016	1988485641	06718	ARAMARK	NYLON MATS CLEANED	\$12.90
202232	3/4/2016	621765	03768	SAN DIEGO POLICE EQUIP CO INC	PATROL EUIP; AMMUNITION	\$495.47
202234	3/7/2016	9409716353	09706	SHRED-IT USA	OLD RECORDS DESTROYED	\$38.50
202235	3/8/2016	200015995380	02192	PUGET SOUND ENERGY	ELECTRICITY	\$1,819.05
202069	3/9/2016	1367	08957	WAPRO	TRAINING; WAPRO CONFERENCE INGRAM	\$175.00
202070	3/9/2016	REIMB	09097	INGRAM, KATIE	TRAINING PER DIEM REIMB; RECORDS INGRAM	\$157.00
202238	3/10/2016	1988496466	06718	ARAMARK	NYLON MATS CLEANED	\$12.90
202236	3/14/2016	031616	00955	FIDALGO CLEANING	CLEANING & SUPPLIES; 3/16-3/31	\$576.00
202250	3/14/2016	ON ACCOUNT	00408	MARKET LLC, THE	SUPPLIES; CRIME PREVENTION CITIZENS ACADEMY	\$41.33
201804	1/27/2016	381673	01331	INTERNATIONAL CODE COUNCIL	MEMBERSHIP DUES ICC PAUL INGALLS	\$105.00
202289	3/15/2016	0672590-001	00306	BAYSHORE OFFICE PRODUCTS	OFFICE SUPPLIES	\$28.83
202291	3/15/2016	0673169-001	00306	BAYSHORE OFFICE PRODUCTS	NAME PLATE FOR JUDGE VERGE	\$27.29
202294	3/15/2016	88296978840991	01962	OFFICE DEPOT	OFFICE SUPPLIES	\$29.63
202309	3/15/2016	BECKY WELCH	08732	WELCH, BECKY	CLOCK REIMBURSEMENT	\$27.16
202159	2/12/2016	A1074203	02405	SEBO'S DO-IT CENTER	PARTS FOR SHOP	\$23.69
201954	2/19/2016	825085687001	01962	OFFICE DEPOT	OFFICE SUPPLIES FOR OPERATIONS	\$65.76
201955	2/19/2016	825086031001	01962	OFFICE DEPOT	OFFICE SUPPLIES FOR OPERATIONS	\$4.36

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201984	2/23/2016	1424-T01	00369	BLYTHE PLUMBING & HEATING INC	SERVICE FURNACES AT OPERATIONS SHOP	\$101.99
201779	2/24/2016	001-327707	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #507	\$48.59
201959	2/24/2016	0084363-IN	02574	SOLID WASTE SYSTEMS INC	SERVICE ON VEH #510	\$2,096.54
201876	2/24/2016	136744	02476	SKAGIT HYDRAULICS	SERVICE ON VEH #510	\$123.69
201800	2/24/2016	5038197MB	01530	LAKESIDE INDUSTRIES	ROCK FOR STREET DEPT	\$274.63
201607	2/25/2016	0498086	00932	FERGUSON ENTERPRISES, INC	5/8 X 3/4 SENSUS ACCUSTREAM 1 CU/FT	\$3,312.83
201790	2/26/2016	0096567	06543	PACIFIC TIRE	SERVICE ON VEH #511	\$39.06
201783	2/26/2016	0096568	06543	PACIFIC TIRE	TIRE CHANGE FOR VEH #608	\$64.56
201713	2/26/2016	0494246	00932	FERGUSON ENTERPRISES, INC	MXU'S 13 YEAR PRO RATED WARRANTY	\$3,294.22
201792	2/28/2016	0096623	06543	PACIFIC TIRE	TIRE FOR SHOP STOCK	\$344.68
202247	2/29/2016	0173	02468	SKAGIT COUNTY SOLID WASTE FUND	FEBRUARY TONNAGE HAULED	\$66,254.38
201814	2/29/2016	0495091-1	00932	FERGUSON ENTERPRISES, INC	MXU'S, 13 YR. PRORATION - VENDOR IS SOLE SOURCE	\$3,172.21
202057	2/29/2016	2016-29-2	00424	BUBBA SUDZ CAR WASH	FEBRUARY CAR WASHES- 10	\$80.00
202064	2/29/2016	27008	02478	SKAGIT RIVER STEEL & RECYCLING	BULK APPLIANCE DISPOSAL	\$155.45
201986	2/29/2016	300000006951	02192	PUGET SOUND ENERGY	STREET LIGHTS	\$18,139.98
201956	2/29/2016	5038245MB	01530	LAKESIDE INDUSTRIES	ROCK FOR STREET DEPT	\$493.40
201967	2/29/2016	6020098	02855	UTILITIES UNDERGROUND LOCATION	UTILITY LOCATE TICKETS SENT FOR FEB.	\$174.02
202246	2/29/2016	AR33040	09741	ELECTRONIC BUSINESS MACHINES	COPY MACHINE-OPERATIONS 11/14/15 - 02/13/16	\$59.35
201778	3/1/2016	0053086	01657	MARINE SUPPLY & HARDWARE	PARTS FOR VEH #220	\$118.10
201776	3/1/2016	088344	08654	FIDALGO AUTO PARTS - NAPA	PART FOR VEH #215	\$6.38
201782	3/1/2016	S6-878728	05774	SEATTLE AUTOMOTIVE	PART FOR VEH #215	\$137.73
201952	3/2/2016	001-328277	02109	PISTON SERVICE OF ANACORTES	PART FOR SHOP	\$47.54
201875	3/2/2016	001-328355	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #139	\$172.28
201874	3/2/2016	001-328367	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #408	\$112.27
202055	3/2/2016	1101026	02681	SURETY PEST CONTROL	MAINTENANCE FOR OPS/SHOP	\$48.83
201793	3/2/2016	135753-5	00355	BIRCH EQUIPMENT CO INC	EQUIPMENT RENTAL FOR WATER DEPT	\$211.58
201866	3/2/2016	A1079885	02405	SEBO'S DO-IT CENTER	PART FOR VEH #220	\$9.16

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201868	3/3/2016	001-328450	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #133	\$18.71
201870	3/3/2016	001-328458	02109	PISTON SERVICE OF ANACORTES	PARTS FOR #90009	\$44.20
201871	3/3/2016	0053089	01657	MARINE SUPPLY & HARDWARE	PARTS FOR WATER DEPT	\$67.39
201873	3/3/2016	0053091	01657	MARINE SUPPLY & HARDWARE	PART FOR WATER DEPT	\$26.25
201812	3/3/2016	0173385	00950	FIDALGO BAY COFFEE COMPANY	COFFEE FOR OPS/PARKS DEPT-12LBS	\$111.60
201957	3/3/2016	0188790-IN	02260	REISNER DISTRIBUTOR INC	SUPPLIES FOR SHOP	\$485.24
201958	3/3/2016	0198028-IN	03844	SIRENNET.COM	PARTS FOR STOCK	\$290.34
201969	3/3/2016	0494817	00932	FERGUSON ENTERPRISES, INC	MXU'S, 13 YR, PRORATION WARRANTY (PART	\$3,050.21
201971	3/3/2016	0494819	00932	FERGUSON ENTERPRISES, INC	MXU'S, 13-YR PRORATION WARRANTY (PART	\$3,050.21
201960	3/3/2016	14504	06562	WESTERN SYSTEMS REFUSE &	PARTS FOR VEH #601	\$92.96
201881	3/3/2016	1988485647	06718	ARAMARK	NYLON MAT CLEANING FOR OPS/SHOP	\$18.60
201869	3/4/2016	001-328506	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #133	\$1.62
201867	3/4/2016	001-328553	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #133	\$11.14
201953	3/4/2016	001-328577	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #122	\$120.08
202076	3/4/2016	001-328589	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #122	\$22.45
202079	3/4/2016	0096813	06543	PACIFIC TIRE	TIRES FOR SHOP STOCK	\$480.56
202078	3/4/2016	6071	06498	COASTAL WEAR PRODUCTS	PART FOR VEH #303	\$444.85
202080	3/5/2016	0096837	06543	PACIFIC TIRE	SERVICE ON VEH #512	\$23.87
201961	3/7/2016	0188882-IN	02260	REISNER DISTRIBUTOR INC	PRODUCT FOR STOCK & #90008	\$2,699.69
201877	3/7/2016	102113	07339	ELLIOTT TIRE & SERVICE INC	TIRES FOR SHOP STOCK	\$1,509.39
201963	3/7/2016	14546	10068	TINT SHACK	TINT BACK HALF WINDOW ON VEH #204A	\$271.25
201889	3/7/2016	A1081461	02405	SEBO'S DO-IT CENTER	PARTS FOR STREET DEPT	\$71.75
202075	3/7/2016	E29555	02405	SEBO'S DO-IT CENTER	PARTS FOR #11953	\$72.89
202054	3/7/2016	MV131505	01801	MOTOR TRUCKS INC	PARTS FOR VEH #303	\$60.66
202052	3/8/2016	001-328849	02109	PISTON SERVICE OF ANACORTES	PART FOR SHOP	\$72.70
202053	3/8/2016	001-328871	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #049	\$53.87

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202163	3/8/2016	204	06414	BLUE COW CARWASH	26 CAR WASHES- JANUARY/FEBURARY 2016	\$234.00
202077	3/9/2016	001-329001	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #303	\$23.12
202273	3/9/2016	5038300MB	01530	LAKESIDE INDUSTRIES	1 1/4 & 1 1/2 ROCK	\$93.57
202271	3/9/2016	5038305MB	01530	LAKESIDE INDUSTRIES	5/8 & 3/4 ROCK FOR WATER DEPT.	\$149.42
202155	3/10/2016	001-329093	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #158	\$53.52
202156	3/10/2016	001-329171	02109	PISTON SERVICE OF ANACORTES	PART FOR SHOP	\$39.62
202161	3/10/2016	300-10005054	05987	ALL BATTERY SALES & SERVICE	PARTS FOR SHOP	\$17.36
202100	3/10/2016	A1082517	02405	SEBO'S DO-IT CENTER	3/4" FIP PUSH ADAPTER	\$17.55
202268	3/11/2016	0496013	00932	FERGUSON ENTERPRISES, INC	M520M MXU 12-YR PRORATION - SOLE SOURCE	\$3,156.96
202176	3/11/2016	300000008114	02192	PUGET SOUND ENERGY	ELECTRICITY FOR METERS VAULTS & STREET LIGHTS	\$530.46
202175	3/11/2016	A1082764	02405	SEBO'S DO-IT CENTER	PARTS FOR WATER DEPT	\$16.36
202272	3/15/2016	5038335MB	01530	LAKESIDE INDUSTRIES	EZ STREET ASPHALT	\$779.25
202103	12/29/2015	23144	00715	DAHL ELECTRIC INC	FBE PUMP STATION EMERGENCY POWER TRANSFER SWITCH INSTALL	\$5,679.98
202111	2/5/2016	S20166182	02677	SUPERIOR SYSTEMS INC	FABRICATE & INSTALL SCREENS ON 2 FINISHED WATER PIPES	\$1,868.37
202216	2/10/2016	188-469603	03816	CONSOLIDATED ELECTRICAL DIST	CONDUIT FOR THE LAGOON METER PROJECT	\$65.01
202215	2/10/2016	217648	01023	FRONTIER BUILDING SUPPLY	PARTS FOR THE LAGOON METER PROJECT	\$91.48
202217	2/11/2016	188-469640	03816	CONSOLIDATED ELECTRICAL DIST	FITTINGS FOR THE LAGOON METER PROJECT	\$14.06
202213	2/12/2016	1451792	00632	CONCRETE NOR'WEST	CONCRETE MIXER RENTAL FOR LAGOON METER PROJECT	\$420.98
202218	2/17/2016	B322462	02405	SEBO'S DO-IT CENTER	FASTENERS FOR THE LAGOON METER PROJECT	\$21.71
202154	2/17/2016	Davis	00137	NW WA SUBSECTION PNWS-AWWA	CLASS REGISTRATION FOR JORDAN DAVIS	\$68.00
202211	2/19/2016	46223/2	06246	H B JAEGER CO LLC	PARTS FOR THE LAGOON METER PROJECT	\$84.98
202214	2/19/2016	46224/2	06246	H B JAEGER CO LLC	GASKETS FOR THE LAGOON METER PROJECT	\$63.19
202212	2/22/2016	1453257	00632	CONCRETE NOR'WEST	CRUSHED ROCK FOR THE LAGOON METER PROJECT	\$163.46
202210	2/22/2016	23371	01398	JET CITY EQUIPMENT RENTAL	EXCAVATOR RENTAL FOR LAGOON METER PROJECT	\$1,139.25
202105	2/23/2016	0039134-IN	02753	TMG SERVICES	PUMP WET END FOR SAMPLE PUMP	\$1,028.51
202226	2/23/2016	661614	00496	CASCADE COLUMBIA DIST	SODA ASH	\$518.63
202112	2/25/2016	16-03003	00850	EDGE ANALYTICAL INC	DISTRIBUTION THM & HAA5 SAMPLES	\$962.00

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202104	2/25/2016	USA40005197	09626	HANNA INSTRUMENTS	EDGE PH METERS FOR LAB	\$2,154.00
202225	2/29/2016	114-3799028	04834	UNITED SITE SERVICES	PORTA POTTY RENTAL AT PARK NEXT TO ROCKRIDGE PUMP STATION	\$105.56
202228	2/29/2016	87924	00719	DALCO INC	PRESSURE WASHER PUMP AND LABOR	\$807.42
202219	2/29/2016	P1552-4	06985	QUALITY CONTROLS CORP.	TELEMETRY PROGRAMMING	\$1,085.00
202208	3/1/2016	1988482088	06718	ARAMARK	WTP LAUNDRY SERVICE	\$35.88
202108	3/1/2016	200012505505	02192	PUGET SOUND ENERGY	WTP ELECTRICITY	\$69,749.02
201943	3/1/2016	248 984 6277 5	00494	CASCADE NATURAL GAS CORP.	WTP NATURAL GAS USAGE FROM 1/27-2/29	\$3,470.24
202107	3/1/2016	I4146623	01004	FOWLER COMPANY INC, H D	SAMPLING STATIONS & PARTS FOR DISTRIBUTION LOCATIONS	\$5,076.43
202110	3/2/2016	BU 239683	00524	CENTRAL WELDING SUPPLY INC	NITROGEN	\$66.62
202109	3/3/2016	200024889996	02192	PUGET SOUND ENERGY	INTAKE ELECTRICITY	\$356.91
202207	3/4/2016	001882	08501	COASTAL FARM & RANCH	RAIN GEAR FOR GARY SPRAGUE	\$299.41
202205	3/4/2016	001883	08501	COASTAL FARM & RANCH	RAIN GEAR FOR ALEX KEMP	\$321.11
202113	3/5/2016	000099E018106	02817	UNITED PARCEL SERVICE	WTP GROUND SHIPMENT TO CASCADE ENGINEERING SERVICES	\$10.74
202106	3/7/2016	BI-0307007	00317	BECKWITH & KUFFEL	LUBE WATER FLOW CONTROL FOR SAND PUMP 3	\$509.39
202220	3/7/2016	K84459/1	00021	ACE HARDWARE	PARTS FOR THE RESERVOIR HATCH SEALS	\$97.61
202142	3/8/2016	1988492966	06718	ARAMARK	WTP LAUNDRY SERVICE	\$40.12
202222	3/8/2016	300010919	01443	KCDA PURCHASING COOPERATIVE	COPY PAPER	\$110.67
202221	3/9/2016	A1082101	02405	SEBO'S DO-IT CENTER	PARTS FOR THE LAGOON METER PROJECT	\$11.15
202224	3/10/2016	683532	01421	JCI JONES CHEMICALS INC	SODIUM HYDROXIDE	\$3,026.81
202252	3/11/2016	0032289-IN	02199	PUGET SAFETY EQUIPMENT	SAFETY FALL PROTECTION WINCH ANNUAL SERVICE	\$1,102.73
202227	3/11/2016	884803/1	00021	ACE HARDWARE	FOIL FOR LAB	\$11.67
202255	3/14/2016	16-04881	00850	EDGE ANALYTICAL INC	CUSTOMER WATER SAMPLE - 1510 8TH ST	\$30.00
202277	3/14/2016	300000005235	02192	PUGET SOUND ENERGY	RESERVOIR & PUMP STATION ELECTRICITY	\$3,334.91
200803	2/4/2016	7333283	00973	FISHER SCIENTIFIC	ELECTRODE DUAL PLATINUM PLATE	\$529.74
201817	2/10/2016	WAANA80694	00939	FASTENAL CO	NUTS AND THREADED ROD	\$81.32
201433	2/15/2016	WAANA80757	00939	FASTENAL CO	RESTOCK ON NUTS AND BOLTS	\$322.16
201424	2/23/2016	2136	08674	RAINIER ENVIRONMENTAL LAB	WHOLE EFFLUENT TOXICITY - DAPHNID 48 HR	\$500.00
201819	2/25/2016	234587	10063	GATTO, MARK	REIMBURSEMENT FOR DOT PHYSICAL	\$85.00
202132	2/26/2016	02232016-01	01917	NW BIOSOLIDS MANAGEMENT ASSN	MEMBERSHIP DUES	\$77.00
201946	2/26/2016	54900104	02154	150-PRAXAIR DISRIBUTION INC	CYLINDER RENTAL	\$169.87

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201614	2/29/2016	0032102-IN	02199	PUGET SAFETY EQUIPMENT	RUBBER BOOTS FOR CHEMICAL HANDLING	\$101.99
201968	2/29/2016	11-712740	08536	E J BARTELLS	MORTAR	\$300.39
201647	2/29/2016	8044141427	02904	VWR INTERNATIONAL LLC	REPLACEMENT FILTERS	\$50.03
201976	3/1/2016	001879	08501	COASTAL FARM & RANCH	RATCHET SETS AND STRAPS	\$63.98
201973	3/1/2016	A1079574	02405	SEBO'S DO-IT CENTER	VALVES	\$12.77
201143	3/2/2016	290374	08280	INTERNATIONAL BELT & RUBBER	HEAVY DUTY SPIRAFLEX HOSE	\$520.80
201977	3/2/2016	884165/1	00021	ACE HARDWARE	SCREW DRIVER SET	\$25.37
201978	3/2/2016	884178/1	00021	ACE HARDWARE	METRIC TAP AND CUTTING/SAND MANDREL	\$9.55
201979	3/2/2016	884190/1	00021	ACE HARDWARE	SEALANTS	\$10.23
201975	3/2/2016	A1079957	02405	SEBO'S DO-IT CENTER	EYE BOLTS	\$14.87
201983	3/2/2016	WAANA81119	00939	FASTENAL CO	WEDGE ANCHORS	\$85.17
202008	3/3/2016	11-712521	08536	E J BARTELLS	GREENPATCH AND CERAMIC KAOWOOL IN TUBE	\$505.62
201982	3/3/2016	220289	01023	FRONTIER BUILDING SUPPLY	2X4'S AND DRYWALL SCREWS	\$46.38
201808	3/3/2016	75026419	02798	ULINE	HEAVY DUTY POLY TUBING AND 14" CABLE	\$586.13
201965	3/3/2016	A1080295	02405	SEBO'S DO-IT CENTER	EXTENTION CORDS HEAVY DUTY	\$151.39
201972	3/3/2016	B323528	02405	SEBO'S DO-IT CENTER	BLUE SPRAY PAINT FOR STATOR	\$5.10
202128	3/4/2016	0513573-IN	02260	REISNER DISTRIBUTOR INC	MEROPA 220 OIL	\$306.36
201896	3/4/2016	276012456	00235	ALFA LAVAL INC	WASH BAR SPRAY NOZZLE KIT AND BELT SEAM	\$901.18
201944	3/7/2016	1988489812	06718	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$56.83
201980	3/7/2016	84487/1	00021	ACE HARDWARE	DOWELS AND TOGGLES	\$8.47
201895	3/7/2016	9045919231	03120	GRAINGER	SUCTION STRAINER	\$113.49
201970	3/7/2016	B323829	02405	SEBO'S DO-IT CENTER	PIN PUNCHES	\$75.34
202138	3/7/2016	WAANA81220	00939	FASTENAL CO	THREADED ROD	\$4.92
201330	3/8/2016	9538977	00598	COLE-PARMER INSTRUMENT CO.	NIST CERT GLASS THERM CALIBRATION	\$271.36
202193	3/8/2016	A1082036	02405	SEBO'S DO-IT CENTER	DRILL BITS, SAW, GROUT REMOVAL TOOL	\$50.44
202134	3/9/2016	884613/1	00021	ACE HARDWARE	FLUORESCENT BULBS	\$24.22
202130	3/10/2016	0173602	00950	FIDALGO BAY COFFEE COMPANY	COFFEE FOR WWTP	\$93.00
202190	3/10/2016	80419	03065	WHITNEY EQUIPMENT CO INC	FLYGT REBUILD KITS - PUMP STATION 16	\$5,257.94
202141	3/11/2016	001-329287	02109	PISTON SERVICE OF ANACORTES	BRAKE CLEANER	\$45.65
202195	3/11/2016	300000003909	02192	PUGET SOUND ENERGY	ENERGY BILL FOR WWTP FEBRUARY/MARCH	\$33,117.88
202145	3/11/2016	B324158	02405	SEBO'S DO-IT CENTER	EPOXY	\$6.69
202230	3/14/2016	1988500689	06718	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$56.83
202194	3/14/2016	2454075	02342	SAFEWAY INC	ICE FOR THE LAB	\$64.05

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202316	3/15/2016	0154397-IN	06422	NURNBERG SCIENTIFIC GROUP	CARBOY LOWBOY SPIGOT HDPE 15L	\$178.53
202308	3/15/2016	Travel Becky Fox	01007	FOX, REBECCA	MILEAGE REIMBURSEMENT TO INTRODUCTION	\$25.50
202094	9/30/2015	114-3351218	04834	UNITED SITE SERVICES	Portable toilet rental - Thompson Trail	\$175.00
202095	9/30/2015	114-3351219	04834	UNITED SITE SERVICES	Portable toilet rental - Cemetery	\$93.73
202096	9/30/2015	114-3351220	04834	UNITED SITE SERVICES	Portable toilet rental - WA Pk Loop #1	\$93.73
202097	9/30/2015	114-3351221	04834	UNITED SITE SERVICES	Portable toilet rental - Community	\$93.71
202098	9/30/2015	114-3351222	04834	UNITED SITE SERVICES	Portable toilet rental - Ace of Hearts	\$93.73
202099	9/30/2015	114-3351615	04834	UNITED SITE SERVICES	Portable toilet rental - WA Pk - Loop 2	\$91.00
202333	11/19/2015	20151119021587	02462	SISTER CITIES INTERNATIONAL	SISTER CITIES INTERNATIOANL ANNUAL	\$415.00
202093	11/30/2015	114-3539246	04834	UNITED SITE SERVICES	PORTABLE TOILET RENTAL - DEPOT	\$95.40
201930	1/25/2016	8498 30 017 0487207	04412	COMCAST	DELUXE 75 PACKAGE	\$191.12
202267	2/12/2016	April Conference	09867	ASSOC OF PERMIT TECHNICIANS	TRACK 2 CODE SPECIALIST MODULE	\$175.00
202306	2/15/2016	34B	03123	XEROX CORPORATION	XEROX Color Cube Printer Usage	\$596.82
202248	2/16/2016	300004033	01443	KCDA PURCHASING COOPERATIVE	CARBONLESS 8.5 X 11 COPY PAPER - COURT	\$26.61
202171	2/19/2016	824929539002	01962	OFFICE DEPOT	SWEET N LOW - 3RD FLOOR BREAKROOM	\$3.76
202180	2/24/2016	31673	02935	WA ASSN OF BUILDING OFFICIALS	BUILDING CODE BOOK	\$150.00
201933	2/25/2016	8498 30 017 0487207	04412	COMCAST	Internet Fee City Hall	\$191.12
202281	2/26/2016	8402618191	00007	CINTAS CORP	FIRST AID SUPPLIES - VARIOUS DEPTS	\$427.95
201902	2/28/2016	206-020-3556- 0826095	07909	FRONTIER	RADIO TONE LINE: 1696 (2/28-3/27)	\$25.10
201898	2/28/2016	206-188-1822- 0627005	07909	FRONTIER	APD BUSINESS LINE/SUMMARY BILL	\$363.35
201908	2/28/2016	253-004-9336- 0614005	07909	FRONTIER	APD DS1 LINES - PARTIAL MONTH. BILLING	\$250.36
201909	2/28/2016	253-006-0176- 121494	07909	FRONTIER	T-1 POLICE/FIRE 206-1185 DS1 SPECIAL	\$332.26
201904	2/28/2016	253-009-1310- 0919005	07909	FRONTIER	APD FRAME RELAY	\$58.94
201901	2/28/2016	253-011-6037- 1018005	07909	FRONTIER	APD VOICE GRADE CIRCUITS	\$28.27
201911	2/28/2016	253-014-9093- 0826095	07909	FRONTIER	RADIO TONE LINE 1696: 2/28-3/27	\$43.92
202174	2/28/2016	342002396-0001	02879	VERIZON WIRELESS	WIRELESS CHARGES 1/29-2/28	\$7,621.06

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
201912	2/28/2016	360-293-0161-0122995	07909	FRONTIER	AFD FAX WEST END FIRE DEPT 293-0161	\$59.26
201892	2/28/2016	360-293-0327-0122885	07909	FRONTIER	CITY MAIN PHONE	\$2,034.12
201913	2/28/2016	360-293-3725-0501135	07909	FRONTIER	DEPOT PHONE 2/28-3/27	\$27.10
201915	2/28/2016	360-293-4224-1011005	07909	FRONTIER	COURT Fax Machine	\$37.65
201916	2/28/2016	360-293-4900-0912865	07909	FRONTIER	APD BAC LINE	\$68.49
201917	2/28/2016	360-293-6955-1009035	07909	FRONTIER	AFD FIRE DEPT ELEVATOR PHONE293-6955	\$29.86
201918	2/28/2016	360-293-9063-0926075	07909	FRONTIER	AFD FIRE STATION 3 293-9063	\$48.15
201919	2/28/2016	360-299-0953-1017915	07909	FRONTIER	PHONE SERVICE FOR WWTP	\$232.01
201923	2/28/2016	360-299-2484-0726025	07909	FRONTIER	LIBRARY PHONE	\$32.00
201903	2/28/2016	360-588-1422-0822015	07909	FRONTIER	APD BUSINESS LINE	\$230.34
202035	2/29/2016	0000624920-IN	08125	DISCOVERY BENEFITS INC	FEBRUARY 2016 FLEX SPENDING ACCOUNTS	\$74.10
202030	2/29/2016	386000156	08528	US BANK NA - CUSTODY TREAS DIV	INVESTMENT FEES 02/01/2016 - 02/29/2016	\$57.00
201948	3/1/2016	200000667101	02192	PUGET SOUND ENERGY	ELECTRICITY - LIBRARY	\$2,056.70
202036	3/1/2016	5040783086	01299	RICOH USA, INC	S/N C86111493 COURT COPY MACHINE RENTAL	\$81.04
202038	3/1/2016	5040783215	01299	RICOH USA, INC	LIBRARY SN C86079893	\$112.16
202088	3/2/2016	1423384	02519	SKAGIT PUBLISHING	AA-1423384 NOTICE OF APP PUD-2016-0001	\$202.98
202089	3/2/2016	1424919	02519	SKAGIT PUBLISHING	AA-1424919 DRAFT 2016 STORMWATER PLAN	\$103.48
202090	3/2/2016	1424963	02519	SKAGIT PUBLISHING	AA-1424963 NOTICE OF APP SPD-2016-0001	\$151.24
202091	3/2/2016	1424967	02519	SKAGIT PUBLISHING	AA-1424967 LOW IMPACT DEVELOPMENT MEETING	\$63.68
202162	3/2/2016	8498 30 017 0319913	04412	COMCAST	INTERNET ACCESS - LIBRARY 3/9-4/8/16	\$170.70
202319	3/3/2016	10347	09277	BENCHMARK DOCUMENT SOLUTIONS	INKJET CARTRIDGE FOR POSTAGE MACHINE	\$259.32
201988	3/3/2016	1988485646	06718	ARAMARK	LAUNDRY SVC FOR OPS & PARKS	\$49.12
202331	3/3/2016	RI102752339	09303	FRANCOTYP-POSTALIA, INC	MAILING MACHINE QUARTERLY RENTAL	\$130.07
202317	3/5/2016	10081	07356	SUN LIFE FINANCIAL	FICA MATCH REIMBURSEMENT	\$3.28
202328	3/7/2016	4246	02492	SKAGIT BANK	DEPOSIT TICKETS - COURT	\$92.52
201985	3/7/2016	43	06629	BOYS & GIRLS CLUBS	FEB LUNCH PROGRAM SER PROVISION	\$1,920.00
202167	3/7/2016	9409716479	09706	SHRED-IT USA	CONTAINER SHREDDING - CITY HALL -	\$50.46

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202166	3/7/2016	96469611	01351	RICOH USA, INC	COPIER RENTAL CITY WIDE	\$415.99
201981	3/7/2016	e.228.11502,71589	00148	ANACORTES CHAMBER OF COMMERCE	CHAMBER LUNCHEON - STEVE H	\$15.00
201927	3/7/2016	Ref000201927	10066	SKYLINE MARINA HOLDINGS LLC	Refund receipt #: 000000001730	\$1,552.35
202139	3/8/2016	220006779395	02192	PUGET SOUND ENERGY	6300 SUNSET AVENUE-WASH. PARK	\$154.39
202019	3/8/2016	Petty Cash Keri	02088	PETTY CASH FUND	REIMBURSE PETTY CASH FUND KERI	\$8.12
202165	3/9/2016	0173547	00950	FIDALGO BAY COFFEE COMPANY	SUNSET FRENCH CITY HALL	\$93.00
202254	3/9/2016	1425567	02519	SKAGIT PUBLISHING	AA-1425567 BOARD OF APPEALS HEARING	\$75.62
202168	3/10/2016	1988496475	06718	ARAMARK	LAUNDRY SVC FOR OPS & PARKS	\$46.45
202102	3/10/2016	COA0316	09183	SYSTEMS DESIGN	AMBULANCE SERVICE BILLING FEBRUARY	\$2,781.03
202324	3/14/2016	need invoice	01443	KCDA PURCHASING COOPERATIVE	3 PAPER, INDEX 8 1/2 X 11 - PLANNING	\$55.88
202322	3/15/2016	982219998	02807	UNITED STATES POSTMASTER	RETURN IT ITEMS	\$16.45
202327	3/15/2016	LeePettycash	02089	PETTY CASH FUND	REIMBURSE IMPREST FUND	\$30.55
202329	3/15/2016	order830880959	01962	OFFICE DEPOT	OFFICE SUPPLIES PLANNING	\$56.42
202229	2/28/2016	212719	02519	SKAGIT PUBLISHING	POSITION ADS, SEASONAL MAINT & SEASONAL SAILING INSTRUCTOR	\$928.11
202253	2/29/2016	0000624920-IN	08125	DISCOVERY BENEFITS INC	FLEXIBLE SPENDING USER FEES, MARCH (LAST PAYMENT)	\$74.10
202242	3/1/2016	19611	08586	CLAMDIGGER	POSITION AD, SAILING INSTRUCTOR/SUPERVISOR	\$9.00
202249	3/2/2016	16005593	02930	WASHINGTON STATE PATROL	MUSEUM BACKGROUND CHECKS	\$60.00
202243	3/3/2016	6659HR	02896	VISA	COFFEE CARDS, WELLNESS, RETIREMENT & DEFERRED COMP MEET.	\$30.00
202206	3/14/2016	010976	00930	SKIDMORE PHARMACY INC.	FEB, 2016 LEOFF1 PHARMACY COPAYS	\$165.48
202233	3/14/2016	052481172539	00675	COUSINS, RICHARD	REIM PHARMACY COPAY, LEOFF1 RETIREE, DOS: 2/8/16	\$17.84
202244	3/14/2016	10044998	10069	NAVIA BENEFIT SOLUTIONS	FEB. FLEXIBLE SPENDING, PARTICIPANT FEE, 27 @ \$4.15 EA	\$112.05
202231	3/14/2016	804453350	03266	KOEGEL, GERALD	REIMBURSE, EYEWARE, LEOFF 1 RETIREE	\$122.45
202237	3/14/2016	GB00100301	02776	TRANSAMERICA LIFE INS CO	LEOFF LONG-TERM CARE INSURANCE	\$354.90
202240	3/14/2016	LL.MEADD	01364	ISLAND HOSPITAL	MEAD, DAVID, FEB. LIFELINE SERVICES	\$64.95
202263	3/15/2016	215171	09253	GROWING WASHINGTON	CSA BOXES, WELLNESS INCENTIVES	\$310.00
202310	3/15/2016	St2160640009IS	01364	ISLAND HOSPITAL	MEAD, DAVID, LEOFF1 RETIREE, COPAYS FROM 2/9 & 2/23/16	\$12.78
201950	2/1/2016	21450	00086	ALLMAX SOFTWARE INC	SUPPORT RENEWAL 2016 - ANTERO 6 SEATS	\$1,510.00

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201993	2/10/2016	1201666054	08590	NEWEGG BUSINESS INC	SUPER POWER SUPPLY FOR SURFACE PRO	\$9.98
201996	2/23/2016	1201692326	08590	NEWEGG BUSINESS INC	CERTICABLE CUSTOM BLACK SINGLE GANG WALL PLATE	\$33.75
201992	2/23/2016	1201693520	08590	NEWEGG BUSINESS INC	TV ADAPTER CABLES - ANDERSEN TV	\$19.16
201994	2/23/2016	1201693976	08590	NEWEGG BUSINESS INC	TUFF MOUNT A2007 WALL MOUNT - ANDERSEN TV	\$30.99
201990	2/23/2016	1201694083	08590	NEWEGG BUSINESS INC	DATACOMM ELECTRONICS RECESSED CABLE PLATES	\$21.36
201991	2/23/2016	1201694142	08590	NEWEGG BUSINESS INC	VANCO FACEPLATE	\$18.67
201989	2/23/2016	1201694143	08590	NEWEGG BUSINESS INC	VIZIO LED TV - ANDERSEN	\$449.98
201995	2/25/2016	1201698565	08590	NEWEGG BUSINESS INC	KINGSTON SSDNOW V300 SOLID STATE DRIVE	\$89.98
201865	2/27/2016	1201702674	08590	NEWEGG BUSINESS INC	MARKER CD/DVD	\$12.98
201723	2/29/2016	7004	08912	EBAY OR PAYPAL	SAMSUNG 8GB DDR3 PC3L LAPTOP MEMORY	\$29.99
202087	3/2/2016	48663	05335	NETWORK COMPUTING ARCHITECTS	BARRACUDA SPAM FIREWALL 3 YEARS	\$4,782.88
201813	3/3/2016	7004	06107	ACCIS	ACCIS 2016 SPRING CONFERENCE - CERVANTES	\$350.00
201850	3/4/2016	7004	08811	AMAZON.COM	SURFACE 3 KEYBOARD CASE - EMS	\$43.48
202170	3/6/2016	1201716628	08590	NEWEGG BUSINESS INC	UGA MICROSOFT SURFACE 3 ROGUE RED/BLACK - AFD	\$50.90
201905	1/28/2016	6-15	09591	SKAGIT CNTY INVESTIGATIONS LLC	PUB DEF INVEST VANITERSON	\$237.45
201803	2/26/2016	1127144	00999	FOSTER PEPPER PLLC	LEGAL CONSULTING FOR WTP MATTER NO. 96	\$935.00
202284	2/29/2016	00267297	07378	MUNICIPAL CODE CORPORATION	ORDINANCE SUPPLEMENT 25 - 10-16, UPDATE	\$239.79
201907	2/29/2016	6-12	09591	SKAGIT CNTY INVESTIGATIONS LLC	PUB DEF INVEST CLADEK	\$227.50
201864	2/29/2016	SR160322	10065	ACORN SALES COMPANY INC.	SELF INKING "EXHIBIT" STAMP	\$17.90
201805	3/1/2016	10491	07114	FURLONG, BRADFORD	PROFESSIONAL LEGAL SERVICES (GEMS)	\$757.60
201807	3/1/2016	10492	07114	FURLONG, BRADFORD	PROFESSIONAL SERIVCES IMCO MATTER	\$158.67
202282	3/3/2016	1128854	00999	FOSTER PEPPER PLLC	LEGAL CONSULTING FOR WTP MATTER 96	\$4,299.62
201884	3/4/2016	0672831-011	00306	BAYSHORE OFFICE PRODUCTS	PUB DEF OFC SUP- POST IT NOTES	\$6.84
202280	3/11/2016	1129418	00999	FOSTER PEPPER PLLC	WATER TREATMENT PLANT MATTER NO. 96	\$2,275.00
202288	3/15/2016	march 2016	07723	SKAGIT LAW GROUP PLLC	PROSECUTING ATTORNEY SERVICES-MARCH 2016	\$6,000.00
202285	3/15/2016	march2016	01511	KORTERUD, WAYNE D	INDIGENT SERVICES CONTRACT MARCH 2016	\$375.00
201784	1/25/2016	108-4287359-3064242	08811	AMAZON.COM	ANTI-FATIGUE MAT	\$39.49
200371	1/29/2016	012916	10003	FRINGE SPORT	EQUIPMENT FOR PHYSICAL AGILITY TESTING	\$669.00
200372	1/29/2016	92488941	10004	SPORTS CHALET	PAT EQUIPMRENT: SIMULATOR	\$274.99

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201890	2/1/2016	A1071198	02405	SEBO'S DO-IT CENTER	BATTERY FOR TABLET STYLUS	\$5.41
200599	2/1/2016	Order	09040	KNOX COMPANY	3 MED VAULTS & SOFTWARE FOR MED 12, 14,	\$4,536.39
200740	2/2/2016	Order	04831	T-SHIRTS BY DESIGN	ANNUAL UNIFORMS: T-SHIRT, HATS AND	\$1,418.10
201785	2/3/2016	116-6396009-4185065	08811	AMAZON.COM	UTILITY GARDEN CART FOR CERT TRAILER	\$178.04
201897	2/3/2016	A1071859	02405	SEBO'S DO-IT CENTER	SWITCH, COVER, CONNECTORS FOR CERT	\$11.83
201900	2/3/2016	A1071871	02405	SEBO'S DO-IT CENTER	WASTE BASKET, FASTENERS, POWER-STRIP	\$32.91
201894	2/3/2016	E29447	02405	SEBO'S DO-IT CENTER	PROPANE FOR CERT CLASS	\$3.97
201914	2/5/2016	A1072378	02405	SEBO'S DO-IT CENTER	DEWALT IMPACT SET, BIT SET	\$37.95
201755	2/8/2016	0027-5692-5650	01331	INTERNATIONAL CODE COUNCIL	FIRE INSPECTOR 1 EXAM - BERG	\$205.00
201786	2/8/2016	10379140	02896	VISA	IA OF ARSON INVESTIGATORS CLASS IN BC	\$22.41
201767	2/8/2016	8618	10061	NORTHEAST FLEECE	BLANKETS FOR CERT TRAILER	\$260.00
201922	2/8/2016	A1073022	02405	SEBO'S DO-IT CENTER	WIDE-RIB STRIPS, SUPER GLUE	\$22.00
201924	2/8/2016	B321925	02405	SEBO'S DO-IT CENTER	SHOCKWAVE BIT SET, SNAP, SCREW EYE,	\$86.00
201879	2/9/2016	1417-T01	00369	BLYTHE PLUMBING & HEATING INC	STA 1 MAINTENACE: JANUARY	\$266.91
201878	2/9/2016	1418-T01	00369	BLYTHE PLUMBING & HEATING INC	STATION 2 MAINTENACE CONTRACT -JANUARY	\$98.74
201872	2/9/2016	1419-T01	00369	BLYTHE PLUMBING & HEATING INC	MAINTENANCE RAY-VAC 29-1 & 29-2 - JANUARY	\$642.32
201925	2/10/2016	B322136	02405	SEBO'S DO-IT CENTER	FLUORESCENT BULBS	\$26.00
201787	2/16/2016	383839	02896	VISA	FIRE INVESTIGATOR 1 RECERT: CB	\$90.00
201168	2/16/2016	Order	02389	SEAWESTERN FIRE APPARATUS & EO	BUNKER SETS (PANTS AND COAT)	\$14,941.54
201176	2/16/2016	Order	10003	FRINGE SPORT	PHYSICAL TESTING EQUIPMENT	\$1,019.90
201788	2/17/2016	103-8817498-8398635	08811	AMAZON.COM	REPLACEMENT MOTORIZED PROJECTOR SCREEN	\$119.99
201883	2/17/2016	1988461370	06718	ARAMARK	MAT SERVICE 29-3: 2/17	\$16.28
201764	2/17/2016	W460683578	07231	HOME DEPOT	12 SMOKE ALARMS	\$64.60
201936	2/19/2016	A1076376	02405	SEBO'S DO-IT CENTER	SCREW EYE, BUNGIE CORD, THREADLOCKER	\$9.39
201771	2/19/2016	Paypal 2/19	08912	EBAY OR PAYPAL	3 X 3" ORGANIZERS FOR NEW AMBULANCE	\$15.98
201772	2/19/2016	paypal 2/19	08912	EBAY OR PAYPAL	9 X 3" ORGANIZERS FOR NEW MED UNIT	\$27.50
201945	2/22/2016	A1077091	02405	SEBO'S DO-IT CENTER	STUD SENSOR, SCREW EYE, QUICK LINK,	\$29.22
202265	2/25/2016	ST21605600000PF	01364	ISLAND HOSPITAL	DOCTOR'S BILLING FOR RECRUIT CHEST XRAYS	\$270.00
202042	3/1/2016	00790959	09040	KNOX COMPANY	MEDVAULTS FOR OLDER AMBULANCES	\$4,270.56
201739	3/1/2016	21200	00841	ECONOWASH LAUNDRY & DRY	FEBRUARY LAUNDRY	\$667.28

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201741	3/1/2016	77688	00369	BLYTHE PLUMBING & HEATING INC	REPAIR CRACKED VENT @ 29-2	\$438.95
202040	3/1/2016	82073819	09185	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$86.90
202041	3/1/2016	82073820	09185	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$398.50
201734	3/1/2016	8856	09161	CLEANER GUYS LLC	WEEKLY STA 1 CLEANING FOR FEBRUARY	\$488.00
202043	3/2/2016	10978	09907	SKAGIT REGIONAL CLINICS	VOLUNTEER PHYSICALS: CHRISTENSEN, HOGAN	\$272.00
201774	3/2/2016	16106817	05523	PACIFIC POWER BATTERIES	AAA & AA BATTERIES	\$239.57
201780	3/2/2016	189868	02389	SEAWESTERN FIRE APPARATUS & EO	REFURBISHED PASS DEVICES FOR SCBA	\$1,102.35
201885	3/2/2016	1988483416	06718	ARAMARK	STA 3 MAT SERVICE: 3/2	\$16.28
201773	3/2/2016	937924	09723	DISA GLOBAL SOLUTIONS INC	HEARING EXAMS FOR TRUCKEY, WALLACE, KANE	\$105.00
201775	3/2/2016	BC0244284	00368	GALLS LLC - DBA BLUMENTHAL UNI	SHIRTS: TRUCKEY	\$520.37
201754	3/2/2016	BC243101	00368	GALLS LLC - DBA BLUMENTHAL UNI	PANTS & SHIRTS: WALLACE & KANE, PANTS:	\$3,161.20
201886	3/3/2016	1988485636	06718	ARAMARK	STA 2 MAT SERVICE: 3/3	\$16.28
201887	3/3/2016	1988485637	06718	ARAMARK	STA 1 MAT SERVICE: 3/3	\$16.28
202293	3/8/2016	11151	09907	SKAGIT REGIONAL CLINICS	DRUG TEST, PHYSICAL, RESPIRATOR FOR ANTAYA	\$182.00
202037	3/8/2016	220836	01023	FRONTIER BUILDING SUPPLY	WEDGES FOR FORCIBLE ENTRY	\$10.85
202274	3/9/2016	0173546	00950	FIDALGO BAY COFFEE COMPANY	8 LBS COFFEE - 3/9	\$74.40
202275	3/9/2016	10944	09907	SKAGIT REGIONAL CLINICS	10-PANEL DRUG SCREEN FOR MILBACH	\$42.00
202279	3/14/2016	190142	02389	SEAWESTERN FIRE APPARATUS & EO	GRAPHIC CRESCENTS FOR HELMETS	\$185.81
202261	3/15/2016	2/29/16	01364	ISLAND HOSPITAL	AMBULANCE SUPPLIES, LINENS, O2 (JANUARY)	\$2,990.68
201252	2/11/2016	120287	02280	SCOTT RICHARDS INSURANCE	ADD INSURANCE FOR MUSEUM DISPLAY	\$53.26
202148	2/11/2016	A1073923	02405	SEBO'S DO-IT CENTER	MHC/WTP MAINTENANCE	\$16.80
202144	2/16/2016	A1075289	02405	SEBO'S DO-IT CENTER	MHC/WTP MAINTENANCE	\$13.64
201835	2/23/2016	1415-T01	00369	BLYTHE PLUMBING & HEATING INC	FURNACE MAINTENANCE CARNEGIE	\$98.74
201837	2/23/2016	1416-T01	00369	BLYTHE PLUMBING & HEATING INC	FURNACE MAINTENANCE WT PRESTON	\$193.13
202133	2/23/2016	B322786	02405	SEBO'S DO-IT CENTER	MHC/WTP MAINTENANCE	\$19.69
201830	2/25/2016	154661	01253	HOLLINGER METAL EDGE INC	CURITORIAL SUPPLIES CARNEGIE	\$151.47
201833	2/26/2016	2412744	01050	GAYLORD BROTHERS INC	CURITORIAL SUPPLIES CARNEGIE	\$129.32
201935	2/29/2016	BMO57110538	07565	LIBERTY MUTUAL INSURANCE CO	INSURE TOMMY THOMPSON TRAIN 2016	\$1,514.00

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201949	3/1/2016	2016PPO-36474	06214	PAST PERFECT SOFTWARE	PASTPERFECT ONLINE ANNUAL HOSTING RENEWAL	\$744.00
202150	3/3/2016	03/03/2016	00955	FIDALGO CLEANING	CLEANING (CARNEGIE)	\$100.00
202131	3/8/2016	0672949-001	00306	BAYSHORE OFFICE PRODUCTS	OFFICE SUPPLIES - CARNEGIE	\$40.50
202276	3/11/2016	300000006290	02192	PUGET SOUND ENERGY	ELECTRICITY - CARNEGIE/MHC/WTP	\$281.53
202012	2/10/2016	5038092MB	01530	LAKESIDE INDUSTRIES	DUMP CONCRETE	\$188.55
201253	2/11/2016	120344	02280	SCOTT RICHARDS INSURANCE	ADD INSURANCE FOR RUNNING SCULPTURE	\$84.58
202049	2/12/2016	9642460	03072	WILBUR-ELLIS COMPANY, LLC	FERTILIZER	\$4,368.21
201851	2/23/2016	K19063	01023	FRONTIER BUILDING SUPPLY	PLYWOOD	\$40.58
201506	2/24/2016	2016 recert classes	02081	WSU URBAN IPM & PEST SFTY ED	2016 PESTICIDE RECERTIFICATION CLASSES	\$480.00
201852	2/24/2016	219228	01023	FRONTIER BUILDING SUPPLY	DOUG FIR - STORVIK BENCH	\$7.01
201854	2/24/2016	5038196MB	01530	LAKESIDE INDUSTRIES	GRAVEL - CEMETERY EALL	\$97.51
201533	2/24/2016	6055150811	10050	HOBBY LOBBY	SUPPLIES FOR DADDY DAUGHTER	\$10.29
201843	2/25/2016	8901	08551	VALLEY ATHLETICS	MOUND CLAR, CLAY BRICKS	\$557.47
201861	2/26/2016	IR261594	01357	ISLAND RENTALS INC	FOUNTAIN RENTAL - DADDY DAUGHTER DANCE	\$54.25
201863	2/27/2016	DDD2016	02342	SAFEWAY INC	BALLOONS - DADDY DAUGHTER DANCE	\$48.78
201860	2/29/2016	1423T01R	00369	BLYTHE PLUMBING & HEATING INC	MONTHLY MAINTENANCE DEPOT JAN. 2016	\$278.85
201845	2/29/2016	160162	04831	T-SHIRTS BY DESIGN	T-SHIRTS FOR SUNSET LOOP RELAY	\$449.19
202013	2/29/2016	5038243MB	01530	LAKESIDE INDUSTRIES	CRUSHED ROCK - ACFL TRAILS	\$174.01
201998	2/29/2016	wsp2016	02928	WASHINGTON STATE PATROL	BACKGROUND CHECKS - BOYS BASKETBALL	\$24.00
201849	3/1/2016	305439	01564	LEFEBER TURF FARM	BLOCKS - CEMETERY WALL	\$83.00
202022	3/1/2016	46172	08325	VENTEK INTERNATIONAL	MONTHLY SERVER HOSTING WA PARK	\$45.00
201999	3/1/2016	530	02141	PORT OF ANACORTES	DOCK RENTAL	\$102.00
202000	3/1/2016	983	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202001	3/1/2016	984	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202002	3/1/2016	985	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202003	3/1/2016	986	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202004	3/1/2016	987	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202005	3/1/2016	989	02141	PORT OF ANACORTES	DOCK RENTAL	\$32.00
202018	3/2/2016	2016-0192	02454	ISLAND SASH & DOOR	PLEXIGLASS - SPRAY PARK SIGN	\$48.83
202045	3/2/2016	66531	00339	BERG VAULT COMPANY	CATCH BASIS & GRATE - WA PARK	\$143.22
201855	3/2/2016	A1079857	02405	SEBO'S DO-IT CENTER	LIGHT BULBS - DEPOT	\$15.03
201856	3/2/2016	A1079964	02405	SEBO'S DO-IT CENTER	TAPE, PLIERS, POST COVER, PLASTIC -	\$27.78

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
201857	3/3/2016	A1080281	02405	SEBO'S DO-IT CENTER	NUT DRIVER - ACFL USE	\$7.43
201846	3/4/2016	220388	01023	FRONTIER BUILDING SUPPLY	PLUMBING SUPPLIES - WA PARK	\$40.22
201858	3/4/2016	500641864-2016	06696	ASCAP	ANNUAL MUSIC LICENSE 6/1/16 - 6/1/17	\$336.00
201859	3/4/2016	b323606	02405	SEBO'S DO-IT CENTER	ELECTRICAL SUPPLIES - WA PARK	\$37.55
202046	3/7/2016	220658	01023	FRONTIER BUILDING SUPPLY	REBAR - CEMETERY WALL	\$5.53
202011	3/7/2016	2454068	02342	SAFeway INC	TOWELS	\$51.47
202014	3/7/2016	A1081620	02405	SEBO'S DO-IT CENTER	PADLOCK, NOZZLE, HOSE, FASTENERS -	\$43.11
202016	3/7/2016	A1081665	02405	SEBO'S DO-IT CENTER	FASTENERS, HAND WEEDER - VOL. PARK	\$2.29
202006	3/8/2016	220730	01023	FRONTIER BUILDING SUPPLY	SUPERBAR TOOL	\$15.03
202007	3/8/2016	220745	01023	FRONTIER BUILDING SUPPLY	1X6 TONGUE & GROOVE PINE	\$5.78
202009	3/8/2016	220749	01023	FRONTIER BUILDING SUPPLY	PINE, NAILS, FINISH, RAFTER SQUARE	\$25.55
202047	3/9/2016	220895	01023	FRONTIER BUILDING SUPPLY	REBAR, CEMENT - CEMETERY WALL	\$30.03
202048	3/9/2016	220897	01023	FRONTIER BUILDING SUPPLY	RECIPROCATING SAW BLADE	\$20.39
201853	3/24/2016	219264	01023	FRONTIER BUILDING SUPPLY	DOUG FIR - SKAGIT PARK	\$21.03
200411	2/26/2016	115322	09542	SETINA MFG CO, INC	STATE CONTRACT /BUMPERS FOR POLICE/FIRE VEHICLES	\$6,774.22
202017	3/4/2016	160183	04831	T-SHIRTS BY DESIGN	T-SHIRTS	\$78.12
201777	2/17/2016	Gere-a-deli receipt	02896	VISA	PC REVIEW OF 2016 COMP PLAN	\$127.56
202160	3/1/2016	27990	05535	PROSCAPES INC	ANACORTES THEATER MONTHLY MAINTENANCE	\$200.73
202158	3/9/2016	200018631677	02192	PUGET SOUND ENERGY	1100 STATE RT 20 ELECTRICITY	\$22.91
201248	2/11/2016	120288	02280	SCOTT RICHARDS INSURANCE	ADD INSURANCE FOR LIBRARY ART EXHIBIT	\$158.00
201712	2/17/2016	637962	05284	GUARDIAN SECURITY SYSTEMS INC	HORN/STROBE PLUS PARTS	\$195.56
202136	2/18/2016	91956782	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$14.28
202116	2/18/2016	91956783	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$18.86
202117	2/18/2016	91956784	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$740.86
202119	2/24/2016	92043786	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$7.41
202120	2/24/2016	92043787	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$119.68
202137	2/24/2016	92043788	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$988.61
202140	2/25/2016	92055686	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$9.80
202121	2/25/2016	92055687	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$71.99
202122	2/25/2016	92055688	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$13.68
202143	2/25/2016	92055689	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$29.43
202123	2/25/2016	92055690	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$74.53
202146	2/25/2016	92055691	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$11.11
202147	2/25/2016	92055692	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$37.84

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
202149	2/25/2016	92055693	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$3.90
202124	2/25/2016	92055694	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$27.97
202151	2/25/2016	92055695	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$36.41
202125	2/25/2016	92055696	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$19.52
202152	2/25/2016	92055697	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$38.99
202153	2/25/2016	92062450	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$681.34
202191	2/29/2016	0000448111	01958	OCLC, INC	CATALOGING, ILL & WORLDCAT DISCOVERY	\$344.92
202192	2/29/2016	1410-T01R	00369	BLYTHE PLUMBING & HEATING INC	SEMI ANNUAL HVAC MAINTENANCE AND MATERIALS	\$1,808.62
202187	2/29/2016	57661427	01036	GALE/CENGAGE LEARNING	BOOKS - ADULT	\$362.84
202126	3/1/2016	92117964	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$303.64
202020	3/2/2016	200000666863	02192	PUGET SOUND ENERGY	ELECTRICITY - LIBRARY 10TH STREET LED	\$18.05
202015	3/2/2016	200000667218	02192	PUGET SOUND ENERGY	ELECTRICITY - LIBRARY 10TH & M STREET LIGHT	\$82.83
202186	3/3/2016	57685316	01036	GALE/CENGAGE LEARNING	BOOKS - ADULT	\$29.35
202185	3/3/2016	92158005	01318	INGRAM LIBRARY SERVICES	BOOKS - ADULT	\$37.07
202177	3/3/2016	92158006	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$12.98
202178	3/3/2016	92158007	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$11.05
202179	3/3/2016	92158008	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$25.87
202181	3/3/2016	92158009	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$712.88
202182	3/8/2016	92211916	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$358.76
202183	3/8/2016	92211917	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$33.82
202184	3/9/2016	92233681	01318	INGRAM LIBRARY SERVICES	BOOKS - JUVENILE	\$257.96
202188	3/10/2016	1086766816	05441	RANDOM HOUSE LLC	NON-PRINT MATERIAL	\$10.85
201737	1/8/2016	00254727-B	05880	HDR ENGINEERING INC	WTP IMPROVEMENTS	\$4,437.41
202034	2/1/2016	23181	00715	DAHL ELECTRIC INC	INSTALL CIRCUIT @ SHOP EXHAUST FAN & LOUVERS	\$3,004.02
201738	2/5/2016	00259938-B	05880	HDR ENGINEERING INC	WTP IMPROVEMENTS 12/27/15-1/26/2016	\$4,144.49
201747	2/10/2016	0671599-001	00306	BAYSHORE OFFICE PRODUCTS	COPIER PAPER	\$34.51
201746	3/1/2016	Dated 2/11/2016	10035	SKAGIT VALLEY HOSPITAL	SRTS EDUCATION - JANUARY 2016	\$331.42
201951	3/8/2016	FA DATED 2-18-16	04323	WELCH BROTHERS CONSTRUCTION	Q AVE EMERGENCY SEWER REPAIR	\$61,944.29
202266	3/15/2016	1049699	07181	BUILDERS EXCHANGE OF WA	ADS	\$114.90
202262	3/15/2016	159	09869	KULSHAN SERVICES LLC	STORMWATER REVIEW - NPDES	\$8,202.45
202307	3/15/2016	26183	07996	REICHHARDT & EBE ENGINEERING	S MARCH POINT RD - FEB 2016	\$2,297.07
202260	3/15/2016	381059085	00531	CH2M HILL ENGINEERS INC	WWTP INCINERATOR SCRUBBER	\$11,925.96

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
202292	3/15/2016	46427/2	06246	H B JAEGER CO LLC	WHIDBEY COURT GEOTEXTILE	\$649.03
202259	3/15/2016	4926-AR9958	08856	METROPOLITAN TRANSPORTN COMM	STREETSAVER RENEWAL-5/1/16-4/30/17	\$2,500.00
202251	3/15/2016	545673	10075	SECO CONSTRUCTION SUPPLY	SEALANTS FOR COMMERCIAL AVE MANHOLES	\$890.51
202270	3/15/2016	585	02470	SKAGIT CONSERVATION DISTRICT	NPDES - PUBLIC OUTREACH	\$742.64
202278	3/15/2016	593	02470	SKAGIT CONSERVATION DISTRICT	NPDES PUBLIC OUTREACH-JAN 2016	\$1,957.42
202290	3/15/2016	614	02470	SKAGIT CONSERVATION DISTRICT	NPDES PUBLIC OUTREACH - FEB 2016	\$2,032.18
202258	3/15/2016	Dated 3/14/2016	08622	ENTRADA/SAN JUAN, INC	TRAINING FOR ROB HOXIE	\$225.00
202269	3/15/2016	dtd 9/19/16	09504	FCS GROUP	WHOLESALE WATER RATE STUDY	\$1,260.00
202296	3/15/2016	P1529-4	06985	QUALITY CONTROLS CORP.	ON CALL SERVICES @ WWTP	\$2,480.00
202295	3/15/2016	P1559-1	06985	QUALITY CONTROLS CORP.	EFFLUENT PUMP VFDS-LINE ITEM 1	\$43,779.75
202264	3/15/2016	Pay Application 2	08868	BIANCHI, LLC	2016 SS IMPROVEMENTS	\$70,877.21
202330	3/16/2016	182858	06378	TRC ENVIRONMENTAL CORP	CO AND O2 RATA TEST @ WWTP	\$2,363.50
202066	2/12/2016	A1074194	02405	SEBO'S DO-IT CENTER	ITEMS FOR USE @ CITY HALL	\$13.01
201763	2/23/2016	1413-T01	00369	BLYTHE PLUMBING & HEATING INC	HAVAC PREVENTATIVE MAINTENANCE FOR FIDALGO CENTER	\$272.34
201765	2/23/2016	1414-T01	00369	BLYTHE PLUMBING & HEATING INC	BOILER PREVENTATIVE MAINTENANCE IN MULTIPLE LOCATIONS	\$647.75
202084	2/23/2016	5113	02338	TULIP VALLEY SUPPLY	PAPER TOWELS	\$292.62
201762	2/26/2016	1412-T01	00369	BLYTHE PLUMBING & HEATING INC	HAVAC PREVENTATIVE MAINTENANCE @ CITY HALL	\$944.62
201768	2/29/2016	77718	00369	BLYTHE PLUMBING & HEATING INC	REPLACEMENT PARTS FOR HAVAC SYSTEM @ FIDALGO CENTER	\$185.96
202083	3/1/2016	27991	05535	PROSCAPES INC	CITY HALL PARKING LOT MONTHLY MAINTENANCE	\$200.73
202085	3/1/2016	640021	05284	GUARDIAN SECURITY SYSTEMS INC	CITY HALL ALARM MONITORING	\$165.00
201809	3/2/2016	0672697-001	00306	BAYSHORE OFFICE PRODUCTS	OFFICE SUPPLIES	\$35.40
201810	3/3/2016	0672702-001	00306	BAYSHORE OFFICE PRODUCTS	OFFICE SUPPLIES	\$22.86
201906	3/3/2016	0672778-001	00369	BLYTHE PLUMBING & HEATING INC	REPLACEMENT WASTE BASKETS FOR CITY HALL	\$11.39
201880	3/3/2016	77755	00369	BLYTHE PLUMBING & HEATING INC	EXPANSION TANK REPLACEMENT FOR FIDALGO CENTER	\$2,083.20
201811	3/3/2016	B323467	02405	SEBO'S DO-IT CENTER	9V BATTERIES	\$18.09

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
201910	3/7/2016	0672702-002	00306	BAYSHORE OFFICE PRODUCTS	BUSINESS CARD HOLDER	\$42.27
202068	3/7/2016	0672937-001	00306	BAYSHORE OFFICE PRODUCTS	CHAIR FOR NEW HIRE PLANNING DEPT	\$27.12
202082	3/8/2016	0672881-001	00306	BAYSHORE OFFICE PRODUCTS	ITEM FOR USE IN PLANNING DEPT	\$25.69
202086	3/9/2016	A1082232	02405	SEBO'S DO-IT CENTER	REPLACEMENT BULBS FOR CITY HALL	\$11.90
202115	3/11/2016	288468	02549	SMILEY'S INC	RETRACTABLE TIE DOWNS	\$27.61
202021	3/8/2016	81213GCrefund	10070	YOUNT, NANCY	REFUND CANCELLED GROUP CAMP	\$148.00
485						

Total

\$628,968.39



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 5c

Subject: Interlocal with Skagit County on Community Center

Staff Contact: Darcy Swetnam

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

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

Summary Statement: Council is asked to authorize the Mayor to execute the attached Interlocal Agreement with Skagit County for the provision of community services at the Anacortes Senior Center during 2016.

Background: The attached Interlocal Agreement is similar to previous years' agreements with Skagit County, who is to be paid by the City to provide community services at the Anacortes Senior Center. This year, the City requested and the County consented to add a new paragraph that provides County support at the Senior Center in emergency situations. This new provision is Paragraph 8 of the attached Agreement.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	Skagit County
Amount	\$29,928.00
Start Date	January 1, 2016
End Date	December 31, 2016

Previous Council/Committee Action: None

Competing Viewpoints Considered: None

Recommended Motion: I move that the Anacortes City Council authorize Mayor Gere to execute the Interlocal Cooperative Agreement between Skagit County and the City of Anacortes for Provision of Community Services at the Anacortes Senior Center for 2016.

[Click here to enter text.](#)

Alternative Actions: Renegotiate additional terms.

Attachments (listed in order presented): Draft Agreement

After Recording Return to:

SKAGIT COUNTY BOARD OF COMMISSIONERS
1800 Continental Place, Suite 100
MOUNT VERNON, WA 98273

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN
SKAGIT COUNTY
AND
THE CITY OF ANACORTES

PROVISION OF COMMUNITY SERVICES
Calendar Year 2016

THIS AGREEMENT is made and entered into by and between the City of Anacortes ("City") and Skagit County, Washington ("County") pursuant to the authority granted by Chapter 39.34 RCW, INTERLOCAL COOPERATION ACT.

1. **PURPOSE:** The County operates a **Senior Services Program, within the department of Public Health**, and employs a staff of qualified and professional personnel to develop, direct and coordinate a comprehensive system for the delivery of services to seniors. For the purpose of this Agreement, a senior will be defined as any person 55 years of age or older. As a result of other contractual Agreements, some services may be limited to those over 60 years of age.

The City desires to enter into an Agreement whereby the County will furnish to the City certain administrative and professional services and the City will pay for the services so performed. This Agreement is general in nature and reflects the broad responsibilities the County has for the provision of services to seniors. Attached to this Agreement and incorporated by reference is **Exhibit "A" Provision of Community Services for the Anacortes Senior Center** relating to the specific provisions for the delivery of services to the Senior Services program.

2. **RESPONSIBILITIES:** It is agreed between the parties during the effective term of this Agreement, the County will furnish administrative and professional services to the City; said services to consist primarily of the following **Program Services for Seniors:**

A. Nutritional Services

1. Congregate meals: Hot, nutritionally balanced noon-time meals are served at the Senior Center.
2. Home-delivered meals: Seniors over the age of 60 who are homebound and unable to prepare meals for themselves or attend a Senior Center may have meals delivered to their homes. Volunteers deliver hot and frozen meals to homebound seniors on weekdays. Meal delivery can be a temporary or an on-going service especially helpful to individuals with disabilities or individuals recovering from illnesses. Staff members from the Skagit Nutrition program make initial home visits to assess the extent of the need for home-delivered meal service. Periodic reassessments are conducted to re-evaluate need.
3. A liquid food supplement is available to seniors with special nutritional needs.

B. Senior Center

1. The County provides comprehensive Senior Service programs at community focal points identified as Community/Senior Centers. The Coordinator shall utilize local Senior Advisory Boards to assess needs and interests of local senior citizens in the formulation of programs.
3. TERM OF AGREEMENT: The term of this Agreement shall be from January 1, 2016 through December 31, 2016.
4. MANNER OF FINANCING AND INSURANCE: The City shall pay for the services provided in this Agreement the sum of **twenty-nine thousand nine hundred twenty-eight dollars (\$29,928.00)**. One-fourth of the amount shall be due at the end of each quarter, that being March 31, June 30, September 30, December 31, 2016 and payable after submission of a voucher and processing in the manner provided by the City for processing voucher and issuing warrants thereon. The total amount may be paid at any time, if desired by the City.
5. ADMINISTRATION: Senior programs will function according to policies and procedures of Skagit County and in accordance with the Federal guidelines for Older Americans Act and Senior Citizen Service Act grants. These policies, guidelines and budgets will be monitored and evaluated by County Administrative staff. The County will provide supervisory and general staff to conduct and coordinate comprehensive Senior Services. With the signing of this intergovernmental Agreement, the delivery of programs to seniors shall be a function of the County, managed by the Department of Public Health.

The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the party making the change shall notify the other party.

- A. The County's representatives shall be the Director of Public Health, Community Services Manager and the Senior Center Coordinator.
- B. The City's representative shall be the Mayor and Public Works Director.

6. OPERATION:

- A. The County will be responsible for all related operational expenses associated in providing direct senior services as outlined in this Agreement. The City will provide an appropriate site for the delivery of Senior Center Services. Sites will be obtained through facility donations, building rental or acquisition. The City will be responsible for all costs associated with facility maintenance, utilities, repairs and custodial services to appropriate levels as determined by the City. The County will ensure that the site is maintained at a reasonable level of upkeep during normal, daily operations of the Senior Center. The County will be responsible for all costs incurred relating to the Senior Center telephone service.
- B. The signing of this intergovernmental Agreement provides for the delivery of Senior Services programs by Skagit County with the City furnishing space. It is agreed that the County shall have use of the entire facility for the Senior Center from 8:00 AM until 4:00 PM, Monday through Friday. It is agreed that the County shall work with the City to make rooms 134 and 136 available at least 6 hours per week for recreational classes during the hours of 8:00 AM to 4:00 PM, Monday through Friday. Rooms 134 and 136 shall be available to the City for recreational programs outside of 8:00 AM to 4:00 PM and will not be made available to the general public during those hours. In addition to the above times, the Senior Center Coordinator may request additional usage if another group is not using the space. The City agrees that for this additional use the County will not be charged. This additional use will be evaluated each year and specific scheduling procedures may be instituted if it is found to be necessary.
- C. The City shall designate the Senior Center staff offices (Rooms 113, 115, 116 & Storage Room 118) to be used exclusively by the seniors on a 24 hour basis and will not rent this space to other groups during the duration of the contract. There will be designated storage space made available for the City in rooms 134 and/or 136.
- D. The City and the County agree to jointly develop scheduling procedures for the community center that meet the needs of the Senior Center and provide for community use. These procedures will allow for maximum use of the facility, provide diversity of programs, as well as being responsive to the general community needs. The City agrees to schedule community use of the facility and maintain a facility calendar. The City will be responsible for setting and collecting fees. The County will provide trained monitors for community use that the City will schedule and pay. The City also agrees to retain all appropriate damage deposits, assuring appropriate use and security, and make associated repairs and cleaning. These procedures will allow for maximum use of the facility, promote diversity of programs, as well as being responsive to the general community needs.

7. **TREATMENT OF ASSETS AND PROPERTY:** The County will be allowed to leave all of its Senior Services furnishings in place on a daily basis. If other groups use or remove furnishings, it is agreed that the user will return the rooms and their furnishings to the original state. The County assumes all responsibility for its own equipment that may be left out on a daily basis. No fixed assets or personal or real property will be jointly or cooperatively, acquired, held, used, or disposed of pursuant to this Agreement.
8. **EMERGENCY SERVICES:** In the case of any emergency during which the Anacortes Emergency Operation Center is activated, Skagit County agrees to make the Senior Center assets, non-food inventory, and facility available to assist the City in meeting the community's emergency needs. Assistance shall include, but not be limited to, access to the Senior Center facility for emergency shelter, use of Senior Center supplies and equipment, access to medical supplies, and assistance of any available county staff on site. The City shall record the type and quantity of any assets and inventory used and compensate the County accordingly. The City shall defend, indemnify and hold harmless the County, its agents, officials, officers, or employees from any claims, causes of action, and suits arising from the County's assistance under this paragraph, except to the extent caused by the County's negligence.
9. **INDEMNIFICATION:** The City agrees to insure the leased premises for fire and other property damage to the full value thereof. County covenants and agrees to hold the City harmless from and to pay and defend any claims, causes of action, and suits for damage occurring as a result of the use of the leased premises for the operation of this agreement except of such claims, causes of action and suits for damages based on negligence of the City. It is further understood and agreed that the County and its employees are acting as independent contractors in the performance of the agreement and are in no way employees or agents of the City of Anacortes. Each party agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agrees to save, indemnify, defend, and hold the other party harmless from any such liability. It is further provided that no liability shall attach to the County by reason of entering into this contract except as expressly provided herein.
10. **TERMINATION:** Any party hereto may terminate this Agreement upon thirty (30) days notice in writing either personally delivered or mailed postage-prepaid by certified mail, return receipt requested, to the party's last known address for the purposes of giving notice under this paragraph. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.
11. **CHANGES, MODIFICATIONS, AMENDMENTS, AND WAIVERS:** This Agreement may be changed, modified, amended or waived only by written Agreement executed

by the parties hereto. Waiver or breach of any term or condition of this Agreement shall not be considered a waiver of any prior or subsequent breach.

12. SEVERABILITY: In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.

13. ENTIRE AGREEMENT: This Agreement contains all the terms and conditions agreed upon by the parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

14. OTHER PROVISIONS:

A. Reports - Public Health reports will be provided to the City on a quarterly basis. These reports will contain statistical information regarding the participation levels in senior programs. The statistical information included in this report will define hours and/or units of service provided to the seniors and the cost for service provision. Annual reports will contain program narratives describing senior services.

B. Audit - The City may audit the records to assure that it is receiving full value in services for the consideration of services recited herein.

15. AUTHORITY TO SIGN: Each individual executing this Agreement on behalf of the City and the County represents and warrants that such individual(s) are duly authorized to execute and deliver this Agreement on behalf of the City or the County.

CITY OF ANACORTES:

Laurie M. Gere, Mayor

(Date _____)

Mailing Address:

City of Anacortes
904 6th Street
P.O. Box 547
Anacortes, WA 98221

DATED this _____ day of _____, 2015.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Kenneth A. Dahlstedt, Chair

Lisa Janicki, Commissioner

Attest:

Ron Wesen, Commissioner

Clerk of the Board

For Agreements under \$5,000:
Authorization per Resolution R20030146

Recommended:

County Administrator

Department Head

Approved as to form:

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Risk Manager

Approved as to budget:

Budget & Finance Director

EXHIBIT "A"
PROVISION OF COMMUNITY SERVICES FOR
THE ANACORTES SENIOR CENTER
COMMENCING JANUARY 1, 2016 - ENDING DECEMBER 31, 2016

PROGRAM SERVICES

1. NUTRITION

Skagit County Public Health
700 So. 2nd Street
Administration Bldg, Rm 301
Mount Vernon, WA 98273
Phone: (360) 416-1500

Anacortes Senior Center
1701 22nd Street
Anacortes, WA 98221
Phone: (360) 293-7473

Operating Hours: Congregate – M-F 11:30 a.m. – 12:30 p.m.
Home-Delivered – M-F 12:00 noon
(frozen weekend meals available)

Congregate Meals: Nutritionally balanced meals for seniors who are 60 years of age and older are served at 11:30 a.m. - 12:30 p.m. at the senior center. No reservations needed.

Estimated total congregate meals per year countywide: 48,000

Home-Delivered Meals: Seniors over the age of 60 who are unable to prepare nutritionally adequate meals for themselves and whom are homebound and unable to attend a Senior Center may have noon-time meals delivered to their homes. A staff member from the Skagit Nutrition Program makes an initial home visit to assess program eligibility of the homebound senior, along with providing nutrition intervention when applicable. Meal delivery can be a temporary or on-going service, based on individual client needs. Annual reassessments are conducted to re-evaluate eligibility. Frozen meals are available for weekends, holidays, and special requests.

Estimated total home-delivered meals per year countywide: 65,500.

Liquid Meal Supplement: The Skagit Nutrition Program has Ensure Plus available at the Skagit County Senior Centers, which is available to seniors. Ensure Plus is a high-calorie liquid food for use when extra calories and nutrients, but a normal concentration of protein, are needed. A prescription or written statement of need from a physician, registered nurse, or registered dietitian is required. Prescriptions can be kept on file with the nutrition program and must be renewed every 6 months.

Estimated total liquid food supplement meals distributed per year countywide:
10,700

2. ADMINISTRATION and SENIOR CENTER

Skagit County Public Health
700 So. 2nd Street
Administration Bldg, Rm 301
Mount Vernon, WA 98273
Phone: (360) 416-1500

Anacortes Senior Center
1701 22nd Street
Anacortes, WA 98221
Phone: (360) 293-7473

Operating Hours: 8:00 a.m. - 4:00 p.m. (Monday - Friday)

Senior Center serves as a community focal point where seniors can conveniently access services and activities which support their independence, enhance their dignity and encourage their involvement in and with their community. As part of a comprehensive community strategy to meet the needs of older persons, coordinated Senior Services programs will take place within and emanate from this facility.

Estimated total senior visits per year countywide:	100,000
Estimated total senior health screen participants countywide:	19,315
Estimated total senior program participants countywide:	120,700



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 5-d

Subject: Martin Vacation

Staff Contact: Kevin Cricchio

ES

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

Action Type	
X	Ordinance No. 2969
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Background:

This is a vacation of City Right-of-Way 2218 10th Street in return for a Quit Claim to the City of an equivalent square footage of land adjacent to the Gems Property and the future Guemes Channel Trail. A public hearing and discussion was held on March 7, 2016.

Recommended Motion:

Staff recommends to approve the Martin Vacation, Ordinance 2969, to be compensated by transfer of an equivalent area of real property, by means of a Quit claim Deed, from the Martins to the City of Anacortes.

Attachments:

1. Ordinance #2969 ready for approval and signature.
2. Draft Quit Claim Deed ready for Martin signature and notarization.

RETURN TO:

City of Anacortes
P.O. Box 547
Anacortes, WA 98221

ORDINANCE NO. 2969

**AN ORDINANCE VACATING A RIGHT-OF-WAY OF CERTAIN PORTIONS OF
10th STREET ABUTTING FRACTIONAL LOT 9, BLOCK 201, MAP OF THE
CITY OF ANACORTES, AS PER
RECORDS OF SKAGIT COUNTY WASHINGTON**

**THE CITY COUNCIL OF THE CITY OF ANACORTES DOES HEREBY ORDAIN AS
FOLLOWS:**

WHEREAS, at the February 1, 2016, City Council meeting a resolution was passed to set a hearing date for March 7, 2016, to consider a petition to vacate right-of-way (ROW) on 10th Street; and

WHEREAS, per AMC Chapter 12.50 Street and Alley Vacation the City Council, by motion, elected to forgo review by the board of Adjustments (AMC 12.50.060(F)); and

WHEREAS, the City Council held a public hearing on said proposal on March 7, 2016, and agreed to approve the proposal as set-forth below; now, therefore

**THE CITY COUNCIL OF THE CITY OF ANACORTES, DOES HEREBY
ORDAIN AS FOLLOWS:**

SECTION 1. The following described right-of-way on streets and alleys located in the City of Anacortes should be and are hereby vacated:

All of that portion of platted 10th Street, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit county, Washington described as follows:

BEGINNING at the Southwest corner of Lot 9, Block 201 of said MAP OF THE CITY OF ANACORTES;

Thence Southwesterly 28.22 feet along the Southeasterly boundary of that certain tract of land located in Government Lot 5 of Section 13, Township 35 North, Range 1 East of the Willamette Meridian; and shown of the original plat of the City of Anacortes on file in the office of the

Auditor of Skagit county, Washington, as "Seattle and Northern Railway Company's Station Ground";

Thence easterly parallel with the southern boundary of Block 201 to a point 14 feet southerly of the East boundary of the West 6 feet of Lot 11, of said block 201;

Thence North 14 feet to the Southern Boundary of said Block 201, 6 feet East of Lot 10 of said Block 201;

Thence West along the southern boundary of said Block 201 to the POINT OF BEGINNING.

Situated in the County of Skagit, State of Washington.

SECTION 2. Compensation, as described in AMC Section 12.50.130, shall be by means of a Quit Claim Deed from the Martins to the City of Anacortes, for the following parcel of land:

THAT PORTION OF Fractional Lot 9, block 201, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of plats, page 4, records of Skagit County, Washington;

TOGETHER WITH all that portion of the vacated alley as would attach by operation of law.

AND THAT PORTION of that certain tract of land located in Government Lot 5 of Section 13, Township 35 North, Range 1 east of the Willamette Meridian; and shown of the original plat of the city of Anacortes on file in the office of the auditor of Skagit County, Washington, as "Seattle and Northern Railway Company's Station Ground", described as follows:

COMMENCING at the intersection of the Southeasterly boundary of said Seattle & Northern Railway Co. Station Ground and the center line of "C" Avenue; thence Northerly along the center line of "C" Avenue 86.86 feet to the TRUE POINT OF BEGINNING; thence North 61°33'29" East 126.02 feet to the center line of said vacated alley; thence North 89°25'07" West, 33.27 feet; thence South 0°34'53" West 8.00 feet to the north boundary of said Lot 9; thence South 61°33'29" West 88.04 feet to the center line of "C" Avenue extended north; thence South 0°35'50" West 10.29 feet along said center line to the POINT OF BEGINNING.

Situated in the County of Skagit, State of Washington

SECTION 3. Also a 10 foot wide storm drainage easement to the City of Anacortes will be provided over, and 5 feet to each side of, the existing 8" concrete storm line that conveys storm water from 10th Street to the bank above the Guemes channel. And a 10 foot side public utility easement will be provided along the diagonal of the property to cover the storm line to the east as well as the water meter on the property.

SECTION 4. Effective Date: This ordinance shall take effect 5 (five) days after execution and recording of the Quit Claim Deed described in Section 2 above and publication as required by law.

PASSED AND APPROVED this 21st day of March, 2016.

CITY OF ANACORTES:

BY: _____
Laurie Gere, Mayor

ATTEST:

Steve D. Hoglund, City Clerk Treasurer

APPROVED AS TO FORM:

Darcy J. Swetnam, WSBA #40530
City Attorney

When recorded return to:
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

QUIT CLAIM DEED

The Grantors: Frank and Kristi Martin, husband and wife

For and in consideration of vacation of a portion of public right-of-way

conveys and quit claims to the City of Anacortes, a Washington municipal corporation

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) therein:

THAT PORTION OF Fractional Lot 9, block 201, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of plats, page 4, records of Skagit County, Washington;

TOGETHER WITH all that portion of the vacated alley as would attach by operation of law.

AND THAT PORTION of that certain tract of land located in Government Lot 5 of Section 13, Township 35 North, Range 1 east of the Willamette Meridian; and shown of the original plat of the city of Anacortes on file in the office of the auditor of Skagit County, Washington, as "Seattle and Northern Railway Company's Station Ground", described as follows:

COMMENCING at the intersection of the Southeasterly boundary of said Seattle & Northern Railway Co. Station Ground and the center line of "C" Avenue; thence Northerly along the center line of "C" Avenue 86.86 feet to the TRUE POINT OF BEGINNING; thence North 61°33'29" East 126.02 feet to the center line of said vacated alley; thence North 89°25'07" West, 33.27 feet; thence South 0°34'53" West 8.00 feet to the north boundary of said Lot 9; thence South 61°33'29" West 88.04 feet to the center line of "C" Avenue extended north; thence South 0°35'50" West 10.29 feet along said center line to the POINT OF BEGINNING.

Situated in the County of Skagit, State of Washington

Tax Account Number: P56211 DATED:

Frank Martin

Kristi Martin

STATE OF WASHINGTON) : SS
COUNTY OF SKAGIT.....)

On this ____ day of _____, _____ before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at Anacortes

My commission expires: _____

Accepted By:

City of Anacortes



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 5e

Subject: Wholesale and Industrial Water Rate and Code Update

Staff Contact: Steve Hoglund

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

Action Type	
	Ordinance No.
	Code Revision?
x	Resolution No. 1950
	Contract
	Public Hearing
	Staff Report

Summary Statement: The proposed resolution would update the wholesale water rate section of the City Unified Utility Rate Schedule, thereby increasing the Fixed and Variable costs charged to wholesale customers. Variable costs are the cost of electricity and chemicals. Fixed costs are all other costs, other than Capital, and Variable costs. This change also updates the Agriculture water charge, as the Utility charges the wholesale variable cost for water used by Ag customers.

Background: The City of Anacortes Water Utility is a regional water provider, selling water to four wholesale customers (City of Oak Harbor, Town of La Conner, Skagit PUD, and Swinomish Water Authority) and two industrial customers (Tesoro and Shell refineries). Collectively these six customers are referred to as contractual, or wholesale, customers. The water rates for contractual customers are developed outside of the process the City uses to set residential and commercial rates. By contract, the bills paid by wholesale customers are trued up at year end to the actual cost of providing water, and a credit is issued if too much money was collected during the year or an additional charge is assessed if not enough was collected. The wholesale rates are a product of the budgeted expenses, and expected consumption, and each year we try to update the wholesale rates based on those factors to collect just enough money to keep the reconciliation amounts as low as possible.

Budget Impact	
Amount Budgeted	N/A
Budget Account (BARS)	N/A
Proposed Expenditure	N/A
Budget Amendment Required?	N/A
Revenue Source	N/A

Previous Council/Committee Action: Ordinance 2961 updated AMC section 13.20 defining the City water system. Ordinance 2951 last updated wholesale water rates, adopted June 1, 2015. Council reviewed draft Resolution 1950 at its March 7, 2016 regular meeting and directed staff to bring the resolution back unchanged for final action on the Consent Agenda at the March 21, 2016 meeting.

Competing Viewpoints Considered: Not increasing wholesale water rates would provide a lower level of revenues to the utility than it costs to operate it. At a minimum this would generate large reconciliation charges for the wholesale customers, worst case would be to put the utility at financial risk.

Recommended Motion: I move to approve Resolution 1950 updating the unified utility fee schedule.

Alternative Actions: Do not increase wholesale water rates, and thereby generate large reconciliation bills for the wholesale customers, and potentially putting the utility at financial risk.

Attachments: Resolution 1950, Attachment A Utility Rate Fee Schedule, Ordinances 2951 and 2961

RESOLUTION NO 1950

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.
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 April 1, 2016.

PASSED and APPROVED on this 21st day of March, 2016.

AYES_____

NAYS_____

ABSENT_____

CITY OF ANACORTES:

BY: _____
LAURIE M. GERE, MAYOR

ATTEST:

APPROVED AS TO FORM:

Steven 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 1/1/2016

Rates Effective 4/1/2016

Water Residential and Commercial Charges

Monthly Fixed Charge

Meter Size (Inches)	Residential		Commercial		Residential		Commercial	
5/8 × 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
1½	\$	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

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 General facilities charges.

Meter Size (Inches)	GFC In-City		Including taxes & fees		GFC In-City		Including taxes & fees	
5/8 × 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 Rates

Water Agriculture irrigation*

Agriculture Meter (double check) deposit	\$	354.20		\$	354.20	
Agriculture Consumption Rate	\$	249.54	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	

*Not 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)	\$	37,585	Per Month	\$	40,407	Per Month
Variable Operating Cost (estimate)	\$	0.00166	Per CF	\$	0.00173	Per CF

Town of La Conner.

Capital Cost	\$	12,534	Per Month	\$	12,534	Per Month
Fixed Operating Cost (estimate)	\$	6,901	Per Month	\$	7,739	Per Month
Variable Operating Cost (estimate)	\$	0.00166	Per CF	\$	0.00173	Per CF

Skagit PUD.

Capital Cost	\$	14,623	Per Month	\$	14,623	Per Month
Fixed Operating Cost (estimate)	\$	100	Per Month	\$	8,550	Per Month

Water Rates

Variable Operating Cost (estimate)	\$	-	Per CF		\$	0.00173	Per CF
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Swinomish Utility Authority.

Capital Cost	\$	4,178	Per Month		\$	4,178	Per Month
Fixed Operating Cost (estimate)	\$	2,254	Per Month		\$	2,454	Per Month
Variable Operating Cost (estimate)	\$	0.00166	Per CF		\$	0.00173	Per CF

Tesoro Northwest Company Refinery.

Capital Cost	\$	265,032	Per Month		\$	265,032	Per Month
Fixed Operating Cost (estimate)	\$	102,354	Per Month		\$	103,140	Per Month
Variable Operating Cost (estimate)	\$	0.00166	Per CF		\$	0.00173	Per CF

Shell Puget Sound Refinery.

Capital Cost	\$	302,894	Per Month		\$	302,894	Per Month
Fixed Operating Cost (estimate)	\$	132,180	Per Month		\$	142,874	Per Month
Variable Operating Cost (estimate)	\$	0.00166	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 1/1/2016				Rates Effective 4/1/2016				
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 Rates

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

*Not subject to CPI adjustments

Storm Rates

Regular storm rates are currently not indexed to increase annually.

	Rates Effective 1/1/2016		Rates Effective 4/1/2016	
Storm Residential and Commercial Charges				
Monthly Fixed Charge				
Single Family Residential (flat fee)	\$	5.00	\$	5.00
Commercial per ERU per Month	\$	5.00	\$	5.00

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

*Not subject to CPI adjustments

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 1/1/2016

Rates effective 4/1/2016

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

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	\$266.47	\$166.98	At Cost plus \$1.00/ton	\$3.37	\$309.19
*Not subject to CPI adjustments	\$266.47	\$166.98	At Cost plus \$1.00/ton	\$3.37	\$309.19

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

*Not 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

ORDINANCE NO. 2951

AN ORDINANCE AMENDING CHAPTER 13.32 OF THE ANACORTES MUNICIPAL CODE TO UPDATE THE
WHOLESALE AND INDUSTRIAL CONTRACT RATE SCHEDULE

WHEREAS, The City of Anacortes Water Utility has entered into long-term supply contracts with six wholesale and industrial customers. Those contracts, and contract terms, are identified as follows: City of Oak Harbor (December 31, 2025); Town of La Conner (December 31, 2025); Skagit PUD (December 31, 2025); Swinomish Utility Authority (December 31, 2025); Tesoro Petroleum Companies, Inc. (Tesoro Northwest Company Refinery - December 31, 2025); and, Shell Oil Products US (Shell Puget Sound Refinery - December 31, 2025).

WHEREAS, Each of the City's wholesale and retail customers pay its proportionate share of the Capital Cost, Fixed Operating Cost, and Variable Operating Cost. The Fixed and Variable Operating Costs under the contracts were last amended by Ordinance No. 2887 (August 2012). This Ordinance does not change the Capital Cost. This Ordinance does revise the Fixed and Variable Operating Cost components consistent with the contracts.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ANACORTES DOES ORDAIN AS FOLLOWS:

Section 1. AMC Chapter 13.32.050 – "Wholesale and industrial contract rate schedule", is hereby amended to read in its entirety as follows:

The following schedule shall take effect and be in force on and after January 1st, 2013.

A. City of Oak Harbor.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$117,134/month
Fixed Operating Cost (estimate)	\$37,585/month
Variable Operating Cost (estimate)	\$.00166/per cubic foot

2. For the City of Oak Harbor, Capital Reconciled Cost shall be added to the existing monthly amount owed, an additional amount of \$79,704, which can be paid as a lump sum, or in thirty-six monthly installments of \$2,214 effective January 2014.

B. Town of La Conner.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$12,534/month
Fixed Operating Cost (estimate)	\$6,901/month
Variable Operating Cost (estimate)	\$.00166/per cubic foot

2. For the Town of La Conner Capital Reconciled Cost shall be added to the existing monthly amount, an additional amount of \$15,439, which can be paid as a lump sum, or in thirty-six monthly installments of \$428.86 effective January 2014.

C. Skagit PUD.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$14,623/month
Fixed Operating Cost (estimate)	\$100/month
Variable Operating Cost (estimate)	\$.00000/per cubic foot

2. For the Skagit PUD, Capital Reconciled Cost shall be added to the existing monthly amount owed, an additional amount of \$27,042, which can be paid as a lump sum, or in thirty-six monthly installments of \$751.17 effective January 2014.

D. Swinomish Utility Authority.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$4,178/month
Fixed Operating Cost (estimate)	\$2,254/month
Variable Operating Cost (estimate)	\$.00166/per cubic foot

2. For the Swinomish Utility Authority, Capital Reconciled Cost shall be added to the existing monthly amount owed, an additional amount of \$4,343, which can be paid as a lump sum, or in thirty-six monthly installments of \$120.64 effective January 2014.

E. Tesoro Northwest Company Refinery.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$265,032/month
Fixed Operating Cost (estimate)	\$102,354/month
Variable Operating Cost (estimate)	\$.00166/per cubic foot

2. For Tesoro Northwest Refining Company, Capital Reconciled Cost shall be added to the existing monthly amount owed, an additional amount of \$423,918, which can be paid as a lump sum, or in thirty-six monthly installments of \$11,775.50 effective January 2014.

F. Shell Puget Sound Refinery.

1. Water charges for the period beginning June 5th, 2015:

Capital Cost	\$302,894/month
Fixed Operating Cost (estimate)	\$132,180/month
Variable Operating Cost (estimate)	\$.00166/per cubic foot

2. Shell Puget Sound Refinery, Capital Reconciled Cost shall be added to the existing monthly amount owed, an additional amount of \$535,723, which can be paid as a lump sum, or in thirty-six monthly installments of \$14,881.19 effective January 2014.

- G. The charges set forth in subsections (A)—(F), above, shall be subject to change as determined under a water supply contract, following further rate analysis and consistent with additional costs to the city water utility.

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 1st day of June, 2015 at a regular open public meeting thereof.

AYES 7

NAYS 0

ABSENT 0

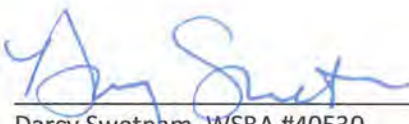
CITY OF ANACORTES:

BY: 
LAURIE M. GERE, MAYOR

ATTEST:

APPROVED AS TO FORM:


Steve D. Hoglund
City Clerk Treasurer


Darcy Swetnam, WSBA #40530
City Attorney

ORDINANCE NO 2961

AN ORDINANCE AMENDING CHAPTER 13.20 OF THE CITY OF ANACORTES MUNICIPAL CODE.

WHEREAS, the Council of the City of Anacortes finds that the sale of water is a necessary and valuable public resource

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANACORTES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. AMC Chapter 13.20 "Water System" is hereby amended to read in its entirety as follows:

Division II. - Water

Chapter 13.20 - WATER SYSTEM

Sections:

13.20.010 - Established pipe lines basis for rates.

That all rates referenced in this chapter shall apply to consumers located on the established pipe lines of the city.

13.20.030 - Right of entry.

The city shall have the right to enter consumer's premises at all reasonable times for all reasonable purposes in connection with the supplying of water to the consumer, and the consumer will give or obtain all necessary permission so as to enable the city to install the service and care for and protect the same.

13.20.040 - City not liable for damages.

The city shall not be liable for damages for failure of service by reason of accident or otherwise.

13.20.050 - Use application.

- A. Applications for the use of water must be made at the City of Anacortes, and the applications must state fully and truly all the purposes for which the water may be required, and the applicant must agree to conform to the rules and regulations as a condition for the use of water. All new services must be metered and applications must include the installation of a meter at the time of making service application.
- B. No person supplied with water from the City mains will be entitled to use it for any other purpose than those stated in his application, or to supply in any way any other person or persons or families.

13.20.060 - Water shutoff—Precautions.

- A. The water may at any time be shut off from the mains without notice for repairs or other necessary purposes, and the city will not be responsible for any consequent damages.
- B. Water for steam boilers should not be drawn by direct pressure from the mains, but owners of boilers should always provide tanks holding an ample reserve of water for such purposes.
- C. While water is temporarily shut off from the mains the hot water faucets should be kept open by the occupants of the premises.

- D. On all services on which there are hot water tanks, boilers or heating plants proper precaution should be taken against damage or collapse of such equipment in case water is shut off the main or at the service pipe.

13.20.070 - When advance payment required.

The city may refuse to connect any premises to its pipe lines or refuse to deliver water to any consumer if by so doing it will endanger the efficiency of the city's service or its property; or to enlarge any line, already in use, for the benefit of a proposed consumer except upon an advance payment by such consumer of such part of the construction cost as the city may require, not exceeding the entire cost.

13.20.090 - Service pipe—Maintenance user's responsibility.

The service pipe beyond the meter and wheel valve must be kept in repair by the owner or occupant of the premises who will be responsible for all damages resulting from breaks therein.

13.20.130 - Tapping forbidden by unauthorized personnel.

Plumbers and others not employees of the city are forbidden to tap any main or service pipe between the main and the angle meter valve near the street curb, or to connect to the city's pipes when pipes have been disconnected, or turn water on or off any premises, or otherwise interfere with the City's property.

13.20.140 - Violation—Penalty.

Any person making unauthorized connections between the supply main and his premises will be guilty of a misdemeanor and upon conviction thereof shall be subject to penalties described in AMC 1.24.010(A)

13.20.150 - Charge when single service supplies multiple buildings.

- A. Where more than one separate building is furnished water through one metered service each building will be rated as a minimum metered charge, or combination flat rate, and the combined rate will be charged against the one service and one owner or agent will pay the entire charge, except factory buildings where one meter charge will be made.
- B. "Separate buildings" means buildings not connected one to the other by a joint wall.
- C. "Factory buildings" means all buildings used for factory purposes by one consumer, including boarding house, rooming house and office.

13.20.160 - Contractor water use.

Contractors may, for construction purposes, request a temporary water connection. After pre-payment of the required fee and approval of the City, the temporary metered connection will be installed for a period not to exceed 60 days.

13.20.180 - Meter—Access and right of entry.

- A. When any meter gets out of order, water will be charged for in accordance with the average consumption during the three months immediately prior to the failure of the meter.
- B. Consumers who are supplied with meters shall keep their premises adjacent to the meter free from all rubbish or materials of any kind which would prevent the employees of the water department from having access to the meter.

- C. When a meter cannot be protected at the curb or in the street the City may enter upon the consumer's premises for the purpose of installing and maintaining a meter.

13.20.190 - Meter—Accuracy inspection.

When any consumer makes a complaint that water consumption from within the last three months has been excessive, the City will, upon written request, have such meter reread and the service inspected for leaks. Should such consumer then desire that the meter be tested, said consumer shall then make written request and the City will confirm the justifiable need before such test shall be made. The consumer shall then have the privilege, if he or she so desires, to be present when such tests are made. In case a test should show an error of over two percent of water consumed in favor of the City, a correct registering meter will be installed and the bill will be adjusted accordingly.

13.20.210 - Service pipe change—Application and cost.

A consumer desiring the size or the location of a service pipe or meter changed will make written application, and after inspection has been made and the application has been approved, will pay the City the estimated cost of all labor and materials connected with such proposed change, and thereafter the change will be made by the City.

13.20.220 - Freezing not cause for deductions.

No deduction of rate will be made because fixtures or pipes have been frozen, or because taps have been left open to prevent service line or lines from freezing.

13.20.230 - Service may be discontinued during construction.

The City will not be required to furnish continuous water service to a consumer during the progress of street grading or public improvement which necessitates the removal, raising, or lowering of the City's pipes or mains.

13.20.250 - Irrigation—when use restricted.

The City reserves the right in case of shortage of water, or for any other cause, to make any order forbidding or limiting the use of water for irrigation, vehicle washing, or other non-required uses, and may, at its discretion, make such order at any time.

13.20.260 - Limitation of City liability.

It is expressly understood that the City will not be held to guarantee the sufficiency of its water supply for fire protection in any fire or sprinkling system; and that the City shall not be liable for failure of water through any fire or sprinkling service, whether occasioned by scarcity of water in its mains, lack of pressure from any cause, or the breaking of a valve, main or connection, or the shutting off of water for repairs, new connections, or for any other cause whatsoever, the City expressly disclaiming any intention of providing protection against fire, but, on the contrary, urging consumers to insure their properties.

13.20.270 - Water charged against property.

Water shall be charged against the property as well as the owner of the property, and no change of ownership or occupancy shall affect the application of this rule. Notice must, therefore, be given in writing by owners or agents when buildings are vacated, as no allowance under claims or vacancy will be made unless the water department is properly notified and the water shut off. If for any reason the ownership of property insofar as liability and responsibility for payment of charges for the use of water furnished the property is confused or questionable, or if the water department should at any time deem it necessary to

have some security for the payment of water rate charges, said department may at its discretion require guarantee deposits.

13.20.280 - Application required before use granted.

Before water will be supplied to any property, the owner, contract vendee, or his authorized agent is required to make application for the use of the water as provided in Section 13.20.050. Tenants, as such, are not considered agents of the owner, and without specific, written authority from the owner, applications of tenants for water will not be processed, except as set forth in this chapter.

13.20.285 - Hookups outside the city.

All new or expanded water hookups within the City of Anacortes' retail service area outside the city, as designated in the Skagit County coordinated water system plan, 1993 as amended in 2000, and not covered by an existing specific contractual agreement, shall require approval by motion of the Anacortes city council. In making its decision, the Anacortes city council shall consider City policy as set out in the City SEPA ordinance and the City comprehensive plan. Advance approval may be given by the city council for multiple hookups integral to a designated project. No hookup for water service outside the City of Anacortes' retail service area will be approved unless the applicant has been denied service by the provider for the service area where the property is located.

13.20.286 - Regional and wholesale customers.

All rates and charges for City water service to wholesale or industrial customers shall be as set forth by council resolution, except as provided in a contract between the City and a customer. When the contract between a customer and the City provides for rates and charges based on the amount of committed volume of water for delivery by City to the customer, that committed volume, unless otherwise agreed between the City and customer, shall be the committed volume from the immediately preceding rate period. The City shall have no obligation for water delivery to a contract customer in excess of committed volume unless otherwise agreed between the City and customer.

13.20.300 - Utility billing and discontinued service for nonpayment.

The City of Anacortes Finance Department shall bill each utility account monthly for utility services and applicable taxes, including water, sewer, refuse, recycling, and storm drain by mailing billing statements monthly. Payments will be due as designated on the billing statement. Accounts become delinquent if not paid in full on or before due date the month following any billing. An automatic lien shall be in place against the property for up to four months of unpaid water service and up to one year of unpaid sewerage service in accordance with RCW 35.67.215. The City shall have the right to enforce the automatic lien by discontinuation of service to any premises for which water and sewerage payments are delinquent and refuse to restore water service to that property until the delinquencies covered by the automatic lien have been paid in full. Unpaid charges beyond those covered by the automatic lien for sewerage may constitute a lien against the property, in accordance with applicable laws.

13.20.320 - City not liable for unfiltered water.

The City shall not be liable to any consumer of unfiltered water or to any person using the same, on account of the use of such water for any purpose for which the same is unsuitable because of lack of filtration or chlorination.

13.20.340 - Fire protection service.

All services used for fire protection shall be either metered or be provided with a closed valve. All future fire service connections shall be installed in similar manner. In no case shall any tap be made upon any pipe used for fire purposes, or tank connected therewith, nor shall the use of any water be permitted through any unmetered service nor through any pipes, tanks or fixtures therewith connected for any purpose other than the extinguishing of fire on the premises, except that these services may be tested out occasionally but the water department must be notified in advance of, and a permit obtained, for such test. For any violation of this provision the City may charge the minimum rate or cut off the service. No connections whereby saltwater may be introduced in any way into any pipe connected with City water mains shall be permitted.

13.20.350 - Damage to system—prohibited.

It is unlawful for any person to break, deface or damage any water meter, gate, pipe or other water works appliance or fixture or in any other manner interfere with the proper operation of any part of the water system of the City, and any person found violating any of these provisions unless otherwise provided for in this chapter, shall be guilty of a misdemeanor, and, upon conviction thereof, shall be subject to penalties described in AMC 1.24.010(A).

Chapter 13.24 - CONTAMINATION PROTECTION

Sections:

13.24.010 - Definitions.

For the purpose of this chapter the words set out in this section shall have the following meanings:

- A. "Backflow" means the flow other than the intended direction of flow of any foreign liquids, gases, or substances into the distribution system of a public water supply.
- B. "Backflow prevention device" means a device to counteract back pressure or prevent back siphonage approved by the Washington State Board of Health in C. "Cross connection" means any physical arrangement whereby a public water supply is connected, directly or indirectly, with any other water supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains or may contain contaminated water, sewage, or other waste or liquids of unknown or unsafe quality which may be capable of imparting contamination to the public water supply as a result of backflow.
- D. "Superintendent" shall mean the superintendent of the Anacortes Water Department.

13.24.020 - Cross-connections—Prohibited.

The installation or maintenance of a cross connection which in the opinion of the superintendent will endanger the water quality of the potable water supply of the city is unlawful. Failure on the part of any service customer to discontinue the use of a cross connection which in the opinion of the superintendent will endanger the water quality of the potable water supply of the city shall be sufficient cause for the discontinuance of the water service to the premises on which the cross-connection exists. Water service shall not be resumed until, in the opinion of the superintendent, the water quality of the potable water supply of the city is no longer endangered.

13.24.030 - Backflow prevention devices.

Backflow prevention devices shall be required to be installed and maintained by the service customer on any service connection to the Anacortes water supply system, where, in the opinion of the superintendent, said backflow prevention devices are necessary for the protection of the city water supply from backflow. All reduced pressure principle backflow prevention devices and double-check valve assemblies installed shall be a model approved by the Department of Social and Health Services of the State of Washington. All backflow devices shall be installed at a location and in a manner approved by the superintendent and at no expense to the city. Repair or replacement of defective backflow prevention devices shall be the responsibility of the service customer. Yearly testing of all devices shall be the responsibility of the service customer and all installation, tests and repairs shall be made in the presence of the superintendent, or the city engineer, or any certified backflow prevention device tester appointed by the city engineer.

13.24.040 - Administration of provisions—Yearly inspections.

The City shall be responsible for the administration of this chapter and shall monitor service customers to determine that yearly inspection of cross connection control devices by a certified cross connection control specialist have been made.

13.24.050 - Private water system—Use restricted.

Use or operation of a private water supply system contrary to the provisions of the ordinances of the city or the laws of the state of Washington or the rules and regulations of the State Board of Health regarding public water supplies where said private system is served by the city public water supply shall be unlawful.

13.24.060 - Adoption of state provisions.

Rules and regulations of the State Board of Health regarding public water supplies; cross connection control regulations in Washington State are adopted by reference.

13.24.070 - Declaration of nuisance—Abatement.

Unlawful cross connections now existing or hereafter installed, services requiring backflow prevention devices and unlawful use or operation of a private water supply system served by the city public water supply system are declared to be nuisances, and in addition to any other provisions and lawful measures for the abatement of nuisances shall be subject to abatement in accordance with the following procedure. In the event that the superintendent shall determine that a nuisance, as provided in this section, does exist, written notice thereof shall be sent to the person in whose name the service is established under the records of the city water department or, alternately, said written notice shall be posted on the premises served. Said notice shall provide that the nuisance described therein shall be corrected within thirty days of the date said notice is mailed or posted. Upon failure to abate said nuisance within the prescribed time, water service may be discontinued. In the event that a nuisance as provided in this section presents an immediate danger of contamination to the public water supply of the city in the opinion of the superintendent, service from the city public water supply system to any premises upon which a nuisance, as provided in this section exists, may be forthwith discontinued. Any appeal from a decision, finding or determination of the superintendent shall be made to the superior court of Skagit County within thirty-three days of mailing or posting of a thirty day notice and three days mailing or posting a notice of immediate discontinuance.

Section 2. AMC Chapter 13.32 "Service Charges" is hereby amended to read in its entirety as follows:

Chapter 13.32 - SERVICE CHARGES

Sections:

13.32.005 - Water rates schedule.

- A. All water rates and fees referenced in this code chapter will be passed by council resolution.
- B. In addition to the rates set forth by council resolution, 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.
- C. All residential and commercial users outside the city shall pay, in addition to the rates set forth, an amount equal to fifty percent of their total water charges.
- D. On January 1st of each year, the fees and charges for water services set by council 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.
- E. In addition to the adjustment listed in Section 13.32.005(D) above, council may increase water rates if, in council's sole discretion, an increase is necessary to improve the water system.

13.32.007 - General facilities charges.

- A.
 - 1. A one-time general facility charge (GFC) shall be charged to all new customers, or customers increasing their requirement for water service based on meter size required to provide service to the customer. The GFC shall be additional to the meter installation costs and other special fees and charges.
 - 2. The general facility charge fees will be set by council resolution.
 - 3. Fee Increases. On January 1st of each year, the fees and charges for water services set by council 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. The GFC shall be paid at the time of applying for a building permit for a structure requiring a new or expanded water service. The out-of-city rate shall be fifty percent higher than the in-city rate.
- C. Waiver of General Facilities Charges. The general facilities charges payable upon connection to the Anacortes water system shall be waived where connection is being made to the water system from a single-family residence in the following circumstances:
 - 1. The adjacent water collection line to which connection is being made was installed under a local improvement district for which the property owner was assessed; or

2. Where the connection is being made to an adjacent water line constructed by a private individual and subject to a latecomer agreement providing that the property connecting to the water line must have made a binding financial commitment towards the construction of the line.

The general facilities charges shall be waived only if connection is made within two years of the date of acceptance by the city council of the project under which the water line was constructed.

13.32.030 - Compliance required.

All the rules and regulations prescribed by this chapter must be strictly complied with in every instance, and the water must be paid for by all persons supplied according to the following rates and schedules, and in all instances charges shall be made and collections enforced against the tenant and owner of the premises where water connections and services are made, and the employees of the water department are not authorized to make any exceptions.

13.32.035 - Agriculture irrigation.

Property that is in commercial farm and agricultural production, and is available to be served by the City or by one of the City's regional customers under contract with the City, may be eligible for the rate established by council resolution for irrigation of such property. For purposes of this section, "property that is in commercial farm and agricultural production" shall have the same meaning as "farm and agricultural land" under RCW 84.34.020(2). Agricultural irrigation water rates are not applicable to domestic water uses, including housing or agricultural product treatment or processing. Each connection to a City main shall be installed and monitored by City staff.

13.32.040 - Report of violation.

It shall be the duty of each and every employee of the City, when any violation of this chapter may come to his notice or attention, to report the same to the water office forthwith.

13.32.050 - Wholesale and industrial contract rate schedule.

- A. The charges and fees for wholesale and industrial customers who are under contract with the City shall be passed by council resolution in accordance with contract terms.
- B. The charges set forth in subsection A, above, shall be subject to change as determined under a water supply contract, following further rate analysis and consistent with additional costs to the City water utility.

Section 3. AMC Section 13.08.035 "Minimum rates for utility service" is hereby amended to read in its entirety as follows:

13.08.035 - Minimum rates for utility service.

A. During periods when residences are unoccupied and water service is disconnected for nonemergency reasons, the customer will be charged the base charges for water, sewer, refuse, recycling, and storm drainage, plus all applicable taxes.

B. Upon request, the City will disconnect or reconnect water service at the customer's meter during normal business hours on weekdays. A water service fee will be charged for this service. If connection or disconnection is requested to be done during nonbusiness hours, an additional fee will be charged for each service.

C. The City will accomplish disconnection of service at any time and at no fee in the event of a bona fide emergency such as fire, broken pipes causing flooding of a structure, etc. During periods when a residence cannot be occupied because it has been rendered uninhabitable in the opinion of the City, or where other special circumstances exist resulting in non-occupancy of a residence by the owner or owners, all utility charges to said premises may be discontinued. The reason for non-occupancy of a residence shall be provided in a verifiable written form and all such requests shall be reviewed by the mayor or his or her designee to determine if such request for discontinuance of utility charges is appropriate under this chapter.

D. If service is disconnected for any portion of the time period normally used to calculate the average water consumption for capping the summertime sewer charges, the customer's account shall be set at AWWU #2

Section 4. AMC Section 13.52.010 "Discontinuance of Utility Billings" is hereby repealed in its entirety.

Section 5. 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 5th day of October, 2015 at a regular open public meeting thereof.

AYES 7

NAYS 0

ABSENT 0

CITY OF ANACORTES:

BY: 
LAURIE M. GERE, MAYOR

ATTEST:

APPROVED AS TO FORM:


Steve D. Hoglund
City Clerk Treasurer


Darcy Swetham, WSBA # 40530
City Attorney



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 5f

Subject: Resolution 1951 – 36" Water Transmission Line Repair @ 10859 Drawbridge Lane Emergency Declaration

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. 1951
	Contract
	Public Hearing
	Staff Report

Summary Statement: Pursuant to RCW 39.04.280, City Staff seeks an emergency declaration from City Council regarding the repair of the 36" water transmission line at 10859 Drawbridge Lane. Resolution No. 1951 submitted for consent states that City Council authorizes the Public Works Director, Finance Director, and Mayor to proceed without solicitation of bids to a contract for construction of the repair of the 36" water transmission line repair.

Background: The night of March 3, 2016, Water Maintenance was notified that the redundant 36" water transmission line sprung a leak. City forces responded and restored water service for the homes effected. The water force from the leak excavated a 10' hole at the source. The City's dewatering equipment could not exceed the inflow of water for the repair and loss of the redundant water transmission line presented potential for total failure and ensuing property damage. This event falls within the definition of an emergency as set forth under RCW 39.04.280.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	City Funds

Proposed Contract	
Contractor	Welch Brothers
Amount	NTE \$10,000
Start Date	Ratified
End Date	31 March 2016

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move to approve Resolution No. 1951 for the above-referenced work.

Alternative Actions: N/A

Attachments: (1) Resolution No. 1951

CITY OF ANACORTES

RESOLUTION NO. 1951

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 night of March 3, 2016, City Water Maintenance was notified of a line break that occurred on the redundant 36" water transmission line. On the morning of March 4, 2016 the City restored water service for those homes effected by the break. The water force from the break eroded a hole over a 10-feet deep and the capacity of the City's equipment wasn't sufficient to dewater the site and make the repair. On March 7, 2016, the City contacted a local contractor to provide the necessary equipment to assist the City to repair the pipe.
- 1.2 The originally install 36" water transmission line provides a redundancy to the City's water system and until the line is repaired the City operates without redundancy; a potential for total failure causing property damage and becoming a risk to human health.
- 1.3 Repairing the damage to the 36" water transmission 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 loss of the City's redundant

transmission water main system presents a risk to the City's capacity that it normally relies upon to provide uninterrupted water service to the community.

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 36" water transmission line; a damage that occurred at 10859 Drawbridge Lane, 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: 3/21/2016

Agenda Item: 5g

Subject: Establishing a biennial budget process

Staff Contact: Steve Hogleund

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

Action Type	
x	Ordinance No. 2973
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: Adopting Ordinance 2973 will establish a biennial budget process for the City of Anacortes beginning with the 2017-2018 biennium.

Background: RCW 35A.34 provide the authority for Cities to prepare biennial budgets. Through discussion with city staff and Mayor Council, it has been determined that a biennial budget process may be beneficial over the existing annual budget process.

Budget Impact	
Amount Budgeted	All of it
Budget Account (BARS)	All of them
Proposed Expenditure	All of them
Budget Amendment Required?	Eventually
Revenue Source	All of them

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: City Finance Committee meeting February 10th; February 22nd and March 14th council study sessions.

Competing Viewpoints Considered: The City of Anacortes has always successfully prepared an annual budget, and there is no need to change procedures now.

Recommended Motion: I move to adopt Ordinance 2973 establishing a biennial budget process beginning with the 2017-2018 biennium.

Alternative Actions: Do not approve Ordinance 2973, leave annual budget process as is.

Attachments (listed in order presented): Ordinance 2973, establishing a biennial budget process.

ORDINANCE NO. 2973

AN ORDINANCE OF THE CITY OF ANACORTES, WASHINGTON, ESTABLISHING A BIENNIAL BUDGET PROCESS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature has provided that any city may, by ordinance, elect to have a biennial budget in lieu of the annual budget, which is otherwise provided for; and

WHEREAS, the provisions of Chapter 35A.34 RCW determine that an ordinance establishing the biennium budget must be adopted no later than June 30, 2016, in order to be effective January 1, 2017, and

WHEREAS, biennial budgeting will provide an opportunity to streamline government services through better long range and strategic financial planning, a longer perspective on program planning, and consolidation of the effort invested in the budget development and approval process, thereby improving services to the citizens of Anacortes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION I. Pursuant to Chapter 35A.34 RCW, there is hereby established a biennium budget for the City of Anacortes, beginning with the biennium starting January 1, 2017. The 2017-2018 Biennial Budget and all subsequent budgets shall be prepared, considered, and adopted under the provisions of this ordinance and Chapter 35A.34 RCW.

SECTION II. Pursuant to Chapter 35A.34 RCW the City Council shall provide for a mid-biennium review, and any modification shall occur no sooner than eight (8) months after the start, but no later than the conclusion of the first year of the biennium. The Mayor shall

prepare a proposed budget modification and shall provide for publication of notice of hearings consistent with publication of notices for adoption of other City ordinances. Such proposal shall be submitted to the City Council and shall be a public record and be available to the public. A public hearing shall be advertised at least once and shall be held no later than the first regular Council meeting in December and may be considered from time to time. At such a hearing or thereafter, the Council may consider a proposed ordinance to carry out such modifications, which such ordinance shall be subject to other provisions of Chapter 35A.34 RCW.

SECTION III. Acts pursuant to this ordinance, but prior to its passage or effective date, are hereby ratified and confirmed.

SECTION IV. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

SECTION V. Section 4. This ordinance shall take effect five (5) days from and after its passage, approval and publication in the manner required by law.

PASSED AND APPROVED this ____ day of _____, 2016

CITY OF ANACORTES:

Laurie Gere, Mayor

Attest:

Steven D. Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney



UTILITY BILLING LIEN RULES AND POLICIES

CITY OF ANACORTES FINANCE DEPARTMENT



REASON FOR DISCUSSION

- Current confusion over utility billing collection practices like:
 - If a customer makes a partial payment, how is their payment credited?
 - When should the City pursue collections on an account?
 - What are the limits on disconnection of water service?
 - How much interest should be charged?
- The City has a number of seriously delinquent accounts, as high as nearly \$7500
 - UB Department is looking for more effective tools to collect on those accounts
 - Code cleanup will clarify existing collection mechanisms

TWO GENERAL ENFORCEMENT TOOLS FOR DELINQUENT ACCOUNTS

Collections

- Follows the PERSON: Accounts can be sent to collections, with the collection effort focused on tracking the individual who incurred the charges
- City can pursue collections at any time an account is delinquent
- Issues with debts against a person:
 - Can be discharged through bankruptcy
 - Individual can leave area and be difficult to locate
 - Low income residents

Liens

- Follows the PROPERTY: Liens run with the land and can encumber title to the property, even when transferred to subsequent owners
- **State law provides complicated restrictions on liens for utility billing**
- Benefit of liens over collections:
 - Property essentially becomes collateral for unpaid accounts
 - Liens are a more powerful enforcement mechanism

TYPES OF UTILITY LIENS ALLOWED BY WASHINGTON LAW

Automatic Utility Liens

- NOT recorded in county land records
- Enforceable through interruption of utility service ONLY
- Created by providing notice and opportunity for hearing prior to disconnection
- Runs with the land in that future owners may have to pay amount due to regain service

Recorded Liens

- Recorded in county land records
- Enforceable by foreclosure proceedings in Court, following same procedures as foreclosure on labor and material liens
- Created by preparing and recording a lien
- Runs with the land as a recorded lien in the chain of title for the property

OVERVIEW OF LIENS BY UTILITY

	WATER	SEWER/STORM WATER		GARBAGE
Liens Allowed by State law?	Yes	Yes		Yes
Type of Lien	Automatic Lien	Automatic up to 12 months	Recorded Lien > 12 mos	Recorded Lien
Lien Process?	Owner given notice and opportunity for hearing prior to interruption of service	Owner given notice and opportunity for hearing prior to interruption of service	Lien recorded w/ County Auditor	Lien recorded w/ County Auditor
Service Length for Lien	No more than 4 months service	No more than 12 months service	Limited only by 6 year statute of limitations	Limited only by 6 year statute of limitations
Lien Enforcement	Only disruption of service until lien amount paid	Only disruption of water service until amount allowed is paid	Foreclosure proceedings	Foreclosure proceedings
Process provided in current code?	Yes	Yes	Not adequately	No

OPTIONAL CHANGES: PRIORITY OF PAYMENT

- The Code does not currently provide priority of charges for partial payment
- Proposed priority:
 - Outstanding late charges, including penalties and the costs of collection;
 - Outstanding interest;
 - Utility taxes;
 - Solid waste charges;
 - Stormwater utility charges;
 - Sanitary sewer charges;
 - Water charges.

OPTIONAL CHANGES: SEWERAGE LIENS

- Includes sewer and stormwater utilities
- Set interest at 8%
- Interruption of water service currently allowed for up to 12 months of services
- For delinquencies longer than 12 months, replace 13.08.070 with more detailed lien recording procedures:
 - Include the specific lien language in RCW 35.67.210
 - Lien is to be signed by city clerk and recorded with Skagit County auditor
 - Recording and satisfaction fees should be included in lien
 - Release will only be provided after fees are paid in full
 - Lien can be foreclosed upon in the same manner as liens for labor and material

OPTIONAL CHANGES: GARBAGE LIENS

- City currently does not have a code provision for unpaid solid waste charges
- Set interest at 8%
- Could add Section 8.04.400 Billing Procedures:
 - Unpaid amounts due for solid waste may constitute a garbage lien against the property
 - Include specific lien language in Code
 - Lien is to be signed by city clerk and recorded with Skagit County auditor
 - Recording and satisfaction fees should be included in lien
 - Release will only be provided after fees are paid in full
 - Lien can be foreclosed upon in the same manner as liens for labor and material

SAFEGUARDS TO PROTECT CUSTOMERS

- Clarify our procedures for challenging bills to guarantee that customers have an opportunity for a hearing before any service interruption occurs
- Provide Finance Director with the discretion to determine which accounts have liens recorded (e.g. in cases of billing mistakes, deaths, or other extenuating circumstances)
- Clearer procedures in the code will set reasonable customer expectations



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 6a

Subject: Utility Billing and Liens

Staff Contact: Darcy Swetnam and Steve Hoglund

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. 2971
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: The City has issues collecting payment on seriously delinquent accounts. Staff has investigated and proposed code updates to allow the City to record liens to improve recovery on these accounts.

Background: The City currently has automatic liens enforced by service interruption for up to four months of unpaid bills on delinquent water accounts and up to one year of unpaid bills on delinquent sewerage accounts. We do not have a mechanism to record liens for unpaid garbage service and unpaid sewerage service over one year. The proposed update would provide a lien process to better recover unpaid garbage and sewerage charges and clarify payment priority.

Budget Impact	
Amount Budgeted	n/a
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	n/a
Amount	
Start Date	
End Date	

Previous Council/Committee Action: No previous action.

Competing Viewpoints Considered: [Click here to enter text.](#)

Recommended Motion: N/A

Alternative Actions: N/A

Attachments (listed in order presented): [Click here to enter text.](#)

1. Proposed Ordinance 2971 on Utility Billing and Liens

Ordinance No. 2971

An Ordinance Amending Sections 13.08.070, 13.08.110, and 8.04.400 Regarding Utility Billing and Liens

Whereas the Anacortes Municipal Code currently allows the City to assess charges against residents for water, sewerage, stormwater, and solid waste utility billing;

Whereas the City wishes to comply with all requirements in the Revised Code of Washington regarding utility billing and collections;

Whereas the Revised Code of Washington allows Cities to use specific lien procedures to enforce collection of utility billing accounts with certain restrictions and requirements;

Whereas the City Council desires to update the above-referenced sections of the Anacortes Municipal Code to incorporate new procedures for collection of amounts due on utility billing accounts.

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

- Section 1. Anacortes Municipal Code Chapter 13.08.070 is revised to read as shown in Attachment A.
- Section 2. Anacortes Municipal Code Chapter 13.08.110 is revised to read as shown in Attachment A.
- Section 3. Anacortes Municipal Code Chapter 8.04.400 is revised to read as shown in Attachment A.
- Section 4. This ordinance shall take effect five (5) days from and after its passage, approval and publication in the manner required by law.

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

ATTACHMENT A

13.08.070 - Lien against property.

All charges provided for in this chapter, of whatsoever kind or character, whether stated in this chapter or hereinafter set forth, including but not limited to sewage collection system service charges, sewage disposal system service charges, connection and permit fees, sewage utility taxes, and paving restoration charges, together with interest wherever applicable at the rate of six percent per year from the date of delinquency, and all costs and fees of collecting or foreclosing the same, shall be a lien upon the property with which the connection for such service is made or such service is furnished or provided. Such liens shall be enforced and foreclosed in the manner provided by law.

13.08.110 - Billing.

- A. All charges for sewage collection system service and/or sewage disposal system service as provided in this chapter, or as may be hereafter amended, shall be billed in conjunction with the water bills.
- B. In the event that any fees or charges assessed for such services are not paid within the date set forth on the billing for such services, they shall be considered delinquent and shall automatically constitute a lien against the property to which the services were rendered. In accordance with the provisions of RCW 35.67.215, said sewerage lien shall be effective for a total not to exceed one year's delinquent services charges without the necessity of any writing or recording of the lien with the county auditor. Unpaid charges for sewerage may be assessed interest at six percent per annum.
- C. Any delinquency in payment of said sewage charges or water charges shall be just cause for cutting off the water service from the premises where such services are provided until such time as all lienable charges, plus any applicable penalties, together with the charge for turning back on the domestic water, have been paid. The superintendent of the water department is authorized, at the end of forty-five days after the date of first delinquency in payment of domestic water and/or sewage service charges, to cut off the water service pursuant to this section.
- D. Payments received by the city for utility services shall be applied in the following order:
 - a. Outstanding late charges, including penalties and the costs of collection;
 - b. Outstanding interest;
 - c. Utility taxes;

- d. Solid waste charges;
 - e. Stormwater utility charges;
 - f. Sanitary sewer charges;
 - g. Water charges.
- E. The City may obtain a sewerage lien for a period exceeding one year if the city treasurer or clerk shall cause to be filed for record in the office of the auditor of Skagit County a notice in substantially the following form:

Sewerage lien notice

City of Anacortes

vs.

... Reputed owner.

Notice is hereby given that the City of Anacortes has and claims a lien for sewer charges against the following described premises situated in Skagit County, Washington to wit:

(Here insert legal description of the premises)

Said lien is claimed for exceeding twelve months such charges and interest now delinquent, amount to \$..., and is also claimed for future sewerage charges against said premises.

Dated ...

City of Anacortes

By...

The lien notice will be signed by the city treasurer or clerk and shall be recorded as prescribed for the recording of mechanics' liens.

- F. If a lien is obtained pursuant to this section, there shall be assessed against the account an amount equal to all costs and fees associated with obtaining, recording, and satisfying the lien. The City will provide a lien release only after all charges on the account (including recording and lien fees) are paid in full. Any lien pursuant to this Section takes priority over all subsequently filed liens except for those liens for general taxes and local improvement assessments.
- G. Any lien obtained pursuant to this section may be recorded in conjunction with any garbage lien prepared pursuant to Section 8.04.400 AMC.

Section 8.04.400 Billing Procedures

- A. In the event that any fees or charges assessed for solid waste services are not paid within the date set forth on the billing for such services, they shall be considered delinquent and the City may obtain a garbage lien against the property to which the services were rendered

to secure payment. Delinquent charges for solid waste services may bear interest at six percent per annum.

- B. The City may obtain a garbage lien if the city treasurer or clerk shall cause to be filed for record in the office of the auditor of Skagit County a notice in substantially the following form:

Garbage lien notice

City of Anacortes

vs.

... Reputed owner.

Notice is hereby given that the City of Anacortes has and claims a lien for solid waste (garbage) charges against the following described premises situated in Skagit County, Washington to wit:

(Here insert legal description of the premises)

Said lien is claimed for a period of ... months; such charges and interest now delinquent, amount to \$..., and is also claimed for future sewerage charges against said premises.

Dated ...

City of Anacortes

By...

- C. The lien notice will be signed by the city treasurer or clerk and shall be recorded as prescribed for the recording of mechanics' liens.
- D. If a lien is obtained pursuant to this section, there shall be assessed against the account an amount equal to all costs and fees associated with obtaining, recording, and satisfying the lien. The City will provide a lien release only after all charges on the account (including recording and lien fees) are paid in full.
- E. Any lien pursuant to this Section takes priority over all subsequently filed liens except for those liens for general taxes and local improvement assessments.
- F. Any lien obtained pursuant to this section may be recorded in conjunction with any sewerage lien prepared pursuant to Section 13.08.110 AMC.

Ordinance No. 2971

An Ordinance Amending Sections 13.08.070, 13.08.110, and 8.04.400 Regarding Utility Billing and Liens

Whereas the Anacortes Municipal Code currently allows the City to assess charges against residents for water, sewerage, stormwater, and solid waste utility billing;

Whereas the City wishes to comply with all requirements in the Revised Code of Washington regarding utility billing and collections;

Whereas the Revised Code of Washington allows Cities to use specific lien procedures to enforce collection of utility billing accounts with certain restrictions and requirements;

Whereas the City Council desires to update the above-referenced sections of the Anacortes Municipal Code to incorporate new procedures for collection of amounts due on utility billing accounts.

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

- Section 1. Anacortes Municipal Code Chapter 13.08.070 is revised to read as shown in Attachment A.
- Section 2. Anacortes Municipal Code Chapter 13.08.110 is revised to read as shown in Attachment A.
- Section 3. Anacortes Municipal Code Chapter 8.04.400 is revised to read as shown in Attachment A.
- Section 4. This ordinance shall take effect five (5) days from and after its passage, approval and publication in the manner required by law.

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

ATTACHMENT A

13.08.070 - Lien against property.

All charges provided for in this chapter, of whatsoever kind or character, whether stated in this chapter or hereinafter set forth, including but not limited to sewage collection system service charges, sewage disposal system service charges, connection and permit fees, sewage utility taxes, and paving restoration charges, together with interest wherever applicable at the rate of six percent per year from the date of delinquency, and all costs and fees of collecting or foreclosing the same, shall be a lien upon the property with which the connection for such service is made or such service is furnished or provided. Such liens shall be enforced and foreclosed in the manner provided by law.

13.08.110 - Billing²

- A. All charges for sewage collection system service and/or sewage disposal system service as provided in this chapter, or as may be hereafter amended, shall be billed in conjunction with the water bills. ~~Payments made upon said billing shall be credited upon sewer charges and/or water charges at the discretion of the city clerk treasurer.~~
- B. ~~In the event that any fees or charges assessed for such services are not paid within the date set forth on the billing for such services, they shall be considered delinquent and shall automatically constitute a lien against the property to which the services were rendered. In accordance with the provisions of RCW 35.67.215, said sewerage lien shall be effective for a total not to exceed one year's delinquent services charges without the necessity of any writing or recording of the lien with the county auditor. Unpaid charges for sewerage may be assessed interest at six percent per annum.~~
- C. ~~Any~~~~s an additional and concurrent method of enforcing the lien of the city for said sewage charges or domestic water charges, any~~ delinquency in payment of said sewage charges or water charges shall be just cause for cutting off the water service from the premises where such services are provided until such time as all lienable charges, plus any applicable penalties, together with the charge for turning back on the domestic water, have been paid. The superintendent of the water department is authorized, at the end of forty-five days after the date of first delinquency in payment of domestic water and/or sewage service charges, to cut off the water service pursuant to this section.
- D. Payments received by the city for utility services shall be applied in the following order:

a. Outstanding late charges, including penalties and the costs of collection;

b. Outstanding interest;

c. Utility taxes;

d. Solid waste charges;

e. Stormwater utility charges;

f. Sanitary sewer charges;

g. Water charges.

E. The City may obtain a sewerage lien for a period exceeding one year if the city treasurer or clerk shall cause to be filed for record in the office of the auditor of Skagit County a notice in substantially the following form:

Sewerage lien notice

City of Anacortes

vs.

... Reputed owner.

Notice is hereby given that the City of Anacortes has and claims a lien for sewer charges against the following described premises situated in Skagit County, Washington to wit:

(Here insert legal description of the premises)

Said lien is claimed for exceeding twelve months such charges and interest now delinquent, amount to \$..., and is also claimed for future sewerage charges against said premises.

Dated ...

City of Anacortes

By...

The lien notice will be signed by the city treasurer or clerk and shall be recorded as prescribed for the recording of mechanics' liens.

F. If a lien is obtained pursuant to this section, there shall be assessed against the account an amount equal to all costs and fees associated with obtaining, recording, and satisfying the lien. The City will provide a lien release only after all charges on the account (including recording and lien fees) are paid in full. Any lien pursuant to this Section takes priority over all subsequently filed liens except for those liens for general taxes and local improvement assessments.

G. Any lien obtained pursuant to this section may be recorded in conjunction with any garbage lien prepared pursuant to Section 8.04.400 AMC.

Section 8.04.400 Billing Procedures

- A. In the event that any fees or charges assessed for solid waste services are not paid within the date set forth on the billing for such services, they shall be considered delinquent and the City may obtain a garbage lien against the property to which the services were rendered to secure payment. Delinquent charges for solid waste services may bear interest at six percent per annum.
- B. The City may obtain a garbage lien if the city treasurer or clerk shall cause to be filed for record in the office of the auditor of Skagit County a notice in substantially the following form:

Garbage lien notice

City of Anacortes

vs.

... Reputed owner.

Notice is hereby given that the City of Anacortes has and claims a lien for solid waste (garbage) charges against the following described premises situated in Skagit County, Washington to wit:

(Here insert legal description of the premises)

Said lien is claimed for a period of ... months; such charges and interest now delinquent, amount to \$..., and is also claimed for future sewerage charges against said premises.

Dated ...

City of Anacortes

By...

- C. The lien notice will be signed by the city treasurer or clerk and shall be recorded as prescribed for the recording of mechanics' liens.
- D. If a lien is obtained pursuant to this section, there shall be assessed against the account an amount equal to all costs and fees associated with obtaining, recording, and satisfying the lien. The City will provide a lien release only after all charges on the account (including recording and lien fees) are paid in full.
- E. Any lien pursuant to this Section takes priority over all subsequently filed liens except for those liens for general taxes and local improvement assessments.
- A.F. Any lien obtained pursuant to this section may be recorded in conjunction with any sewerage lien prepared pursuant to Section 13.08.110 AMC.



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 7a

Subject: 48 North Preliminary Plat & PUD

Staff Contact: Kevin Cricchio

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
	Public Hearing
X	Staff Report

Background:

At **6:00 PM on March 21, 2016**, the City Council will conduct a closed-record public hearing regarding a proposed preliminary plat, Planned Unit Development (PUD), code modifications, right-of-way dedication, and SEPA environmental review to create 30 lots and 1 community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area. Please note, that there is a **5:00 PM site visit** scheduled prior to the hearing.

Recommended Motion:

The Department of Planning, Community, and Economic Development recommend that the subject preliminary plat, planned unit development, code modifications proposed, and right-of-way dedication be approved by City Council subject to staff's suggested conditions of approval.

Attachments: City Council's Draft Findings of Fact, Conclusions of Law, & Decision



**CITY COUNCIL'S
DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW,
& DECISION:**

Closed-Record Public

Hearing Date: March 21, 2016, @ 6:00 PM with a 5:00 PM Site Visit

Open Record Public

Hearing Date: February 24, 2016, @ 6:00 PM with a 3:00 PM Site Visit

Project Name: 48 North Preliminary Plat & PUD

File Number: PUD-2015-0003

Applicant: 48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

Landowner: Richardson Revocable Living Trust
Richardson Martha Beneva Trustee
23716 Strathern Street
West Hills, CA 91304

**Project Engineer
& Surveyor:** Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

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

Subject Proposal:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), Code Modifications, Right-of-Way Dedication, and SEPA environmental review to create 30 lots and 1

community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area.

Modifications Proposed:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. For lots 3-17, the following modification is requested: A reduction of the R2 Zoning District's front yard setback of 20 feet to 10 feet. The rear setback would be increased however from the 20 foot required setback to 30 feet. The garage however would still be setback 20 feet from the front property line.
2. All other lots besides 3-17 would be required to meet the R2 Zoning District setback requirements.
3. The applicant also has requested a narrower Right-of-Way. Typically the city would require a fifty (50) foot ROW with curb, gutter, and sidewalk on both sides of the road. The applicant however requests a forty (40) foot ROW with a sidewalk only one side of the road.
4. The applicant also is proposing a modification to the R2 Zoning District's lot coverage which is thirty-five (35) percent. The applicant however proposes a 37.5% lot coverage.
5. The applicant proposes a deviation to the 12% city standard for maximum road grade. The applicant has requested a maximum road grade of 15% at the entrance (only) to the subject plat and PUD. **This modification however was withdrawn by the applicant at the Planning Commission's open-record public hearing. The applicant will comply with the 12% maximum road grade per city code.**
6. The applicant proposes that Oakes Avenue's speed rate be changed from 40 MPH to 30 MPH. **Planning Commission supports the proposed speed limit revision to 30 MPH which will require WSDOT approval. Staff will work with WSDOT on the revision.**

Project Location:

The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court and is located in a portion of Section 22; Township 35 North; Range 01 East; Willamette Meridian.

Subject Parcel:

Parcel #: P31681

Zoning District:

Residential (R2) Zoning District

Comprehensive Plan Designation:

Residential (R2) Zoning District

Existing Land Use:

The subject property is vacant /unimproved with not structures located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Commercial Marine (CM)	Single-Family Residences
South:	Residential (R2)	Single-Family Residences
East:	Aviation (AZ)	Port of Anacortes' Airport
West:	Residential (R2) & Commercial Marine (CM)	Single-Family Residences

R2 Minimum Lot Size:

- 7,500 Square Feet Required
- The applicant's 30 residential lots would range from 7,500 to 12,400 square feet in area.
- 6,750 Square Foot Park Area Proposed

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 7.20 acres (313,632 square feet)
- Gross area = 7.48 acres which includes ½ abutting ROW (325,829 square feet)

Density Calculation:

- The site is 7.48 Gross Acres which includes ½ the abutting right-of-way.
- The maximum permitted density in the R2 Zone is 4 Dwelling Units per Acre.
- 7.48 Gross Acres Multiplied by 4 Dwelling Units Permit Acres = 29.92 Lots (Rounded up to the 30) are Permitted
- 30 Lots are proposed by the applicant plus 1 Community Park are proposed.

Permits Required:

The following permits /approval may be required in addition to the above: Civil Construction Plan approval, Final plat and PUD approval, NPDES Construction Stormwater General Permit, building permit(s); other applicable state and federal permits/authorizations.

Existing Environmental Documents:

Wetland Report, Geological Hazardous Area Report, SEPA Environmental Checklist, Tree Assessment & Preservation Plan, & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** Rain Gardens & City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The subject property is located on a hillside that is heavily treed. There are no improvements onsite. The site generally slopes downward from the northwest from approximately 234 feet above sea level to 150-160 feet near Oakes Avenue /SR20.

The proposed Preliminary Plat and Planned Unit Development (PUD) would include the construction of an internal roadway to be dedicated to the City of Anacortes which would provide ingress and egress to all 30 lots therein.

Anacortes Airport Proximity:

The northeastern property line of the subject parcel is shared by the Anacortes Airport. Due to the proximity that the subject development is from the existing airport, the applicant will need to work with the Federal Aviation Administration (FAA) and Port of Anacortes to complete the requisite paperwork. Additionally, there is an Avigation Easement 732440 recorded with Skagit County with the subject property. Accordingly, the applicant/landowner will need to meet FAA rules and regulations including but not limited to height when constructing within close proximity to an airport.

II. PRELIMINARY PLAT /PUD CHRONOLOGY & BACKGROUND:

1. At 5:30 PM on September 15, 2015, a neighborhood meeting was conducted at the Strandberg Construction Office concerning the proposed development prior to submittal. Neighboring landowners were mailed invitations to this meeting.
2. On December 08, 2015, the applicant submitted the subject applications to the City of Anacortes for review.
3. On January 4, 2016, the subject application was deemed complete and a few additional revisions/material were also requested.
4. On January 28, 2016, the applicant resubmitted application material as was requested in the Letter of Completeness.

III. NOTICE OF APPLICATION & HEARING:

1. A "Notice of Application & Hearing with Optional SEPA DNS" was published in the Anacortes American Newspaper on January 13, 2016.

2. Notice was also posted on the subject property in three (3) different locations on January 05, 2016.
3. Notice was posted at city hall, the library, the local USPS office, and on the city's website on December 23, 2015.
4. Neighbors within 300 feet of the subject property were mailed "Notice of Application & Hearing with Optional SEPA DNS" on January 04, 2016.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on January 04, 2016.
6. Notice of application & hearing with optional SEPA DNS and associated application material was emailed to Department of Ecology on January 04, 2016, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **January 27, 2016**.

IV. CRITICAL AREAS REVIEW:

Wetlands:

On June 10, 2015, Aqua-Terr Systems, Inc. (ATSI) performed a reconnaissance level review for the presence or absence of critical areas on the subject property. According to their critical area letter dated June 23, 2015, no regulated critical areas were located on the subject property. Additionally, according to ATSI's letter dated January 22, 2016, no regulated wetlands are located within 300 feet of the subject property (**See Exhibit 07**).

Priority Habitat & Species (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property except that a Bald Eagle nesting site may be located within approximately 500 plus feet to the northwest of the site. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject proposal and no comment was received.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comments were received.

Geologically Hazardous Areas:

Following a geological site reconnaissance, GeoEngineers prepared a Geological Hazard Assessment dated July 21, 2015. According to this report, no Geological Hazardous Areas are located on the subject property (**See Exhibit 08**).

V. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated August 12, 2015. According to this report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Therefore, the applicant will plant 108 trees onsite (**See Exhibit 09**) as conditioned below.

VI. TRANSPORTATION:

A traffic study was prepared by Traffic Solutions, Inc. (TSI) on October 12, 2015. The traffic study evaluated current conditions, future conditions, and anticipated impacts that the 48 North plat /PUD may have on the site and vicinity. TSI's report concluded that there that the project did not meet the threshold for requiring a turn lane off of State Route Twenty (SR20) /Oakes Avenue into the project's internal roadway providing ingress/egress to the 30 residential lots. Nonetheless, the applicant is proposing a left turn lane from SR20 /Oakes Avenue into the subject subdivision thereby improving traffic wait times, cars stacked up waiting to turn into the project, and vehicular /pedestrian safety.

VII. ROW DEDICATION:

The applicant has proposed dedicating the internal roadway that would provide ingress and egress to the 30 residential lots within to the City of Anacortes.

VIII. SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. Notice of application and hearing with optional SEPA DNS was published, mailed to property owners within 300 feet of the subject property, and posted onsite as discussed above pursuant to AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on January 04, 2016, for posting on to the SEPA register.
4. On February 17, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on February 17, 2016.

IX. COMMENTS RECEIVED:

Public Comments:

Written public comments received can be seen in **Exhibit 3** hereafter.

Department & Agencies of Jurisdiction Comments:

Comments received from both agencies and departments of jurisdiction can be viewed in **Exhibit 4** hereafter.

X. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Plat /PUD proposal:

General City Goal 3:

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

Staff Analysis:

Single-family residences surround the project site to the north, south, east, and west.

Transportation Goal 7:

Require adequate off-street parking in all zones.

Staff Analysis:

AMC Chapter 17.46 requires two (2) off-street parking spaces per single-family residence. Each residence's garage will meet the setback requirements for the R2 Zoning District despite the modifications applied for and discussed above. Therefore, adequate space will exist for the parking of two (2) vehicles in front of the garage as well as in the garage. This requirement will be reviewed at time of building permit application submittal.

Housing Goal 1:

Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.

Staff Analysis:

The subject proposal would result in (30) lots being created for the construction of single-family residences on each lot.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The applicant proposes constructing a 6,750 square foot community park for use by the residents /neighbors. The park will be owned and maintained by the homeowners association.

Housing Goal 3:

Single family, detached residential units shall be the major residential form in the community.

Staff Analysis:

Single-family residences are proposed on each of the 30-lots created by the subject preliminary plat and PUD.

Housing Goal 6:

Provide for flexibility in subdivision development.

Staff Analysis:

A Planned Unit Development (PUD) permits flexibility to zoning and subdivisions standards / code. Accordingly, the applicant is requesting several modification to existing standards listed above.

Housing Goal 7:

Improve visual appearance of residential neighborhoods and maintain integrity of existing residential areas and neighborhoods.

Staff Analysis:

The subject plat /PUD will improve the visual appearance of the residential neighborhood and will maintain the integrity of the existing and surrounding residential area and neighborhood. Access to the 30 residences will be from an internal roadway providing ingress and egress to each lot. This roadway will be dedicated to the City of Anacortes.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The subject property is vacant and unimproved. The proposed development and associated improvements will improve the neighborhood along with vehicular and pedestrian access/connectivity.

The subject proposal is, is not consistent with the goals of the City of Anacortes' Comprehensive Plan that are identified above.

B. ZONING ORDINANCE/ ANACORTES MUNICIPAL CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. The applicant has requested concurrent review of the subject preliminary plat and PUD as allowed per AMC § 16.40.040.
3. The subject property is located in the Residential (R2) Zoning District.
4. Pursuant to AMC § 17.36.010, the purpose of the Residential (R2) Zoning 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.”

5. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
6. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed lots that range in size from 7,500 to 12,400 square feet thus meeting the minimum lot size requirement.
7. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. The applicant however proposes a reduction of the front yard setback from 20 feet to 10 feet. Additionally, the rear setback would be increased from the required 20 feet to 30 feet. This modification to setbacks would only apply to lots 3 to 17. The garage however would still be setback 20 feet from the front property line. Furthermore, no deviation to side yard setbacks is proposed to lots 3 to 17. All other lots would meet the R2 Zoning District setback requirements.
8. According to AMC 16.32.010, a residential access road with an average daily trip(s) of less than 500 requires a 50 foot right-of-way with a 32 foot paved roadway within it. The roadway consists of two driving lanes with curb, gutter, sidewalk, and parking is required on both sides. The applicant however has requested 40 foot Right-of-Way with a sidewalk only one side of the road.
9. According to AMC 16.32.010 the maximum grade of that a road may be in the R2 Zoning District is 12%. The applicant however proposes a deviation to this city to permit a 15% grade within the project.
10. According to AMC 17.36.080, the maximum permitted lot coverage in the R2 Zoning District is thirty-five (35) percent. The applicant however proposes a modification to the zoning standards that would permit a 37.5% lot coverage instead.
11. The applicant also proposes a deviation to the city standard for maximum road grade which is 12%. The applicant proposes a maximum road grade of 15% at the entry way only to the subject plat and PUD.
12. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The site is 7.48 Gross Acres which includes ½ the abutting right-of-way. Seven point four eight (7.48) gross acres multiplied by 4 Dwelling Units Permit Acres equals 29.92 lots (Rounded up to the 30) which are permitted. The applicant proposes developing 30 lots.
13. According to AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence. Although a modification to the front yard setback is proposed as part of the subject proposal, said setback modification will not apply to garages.
14. Landscaping is required pursuant to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 10**).
15. According to AMC § 16.50.050, a Tree Preservation Plan is required as part of application for a subdivision /planned unit development. Accordingly, the applicant has submitted a Tree Assessment and Preservation Plan (**See Exhibit 09**). According to the report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject

development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Therefore, the applicant will be required to plant 108 trees onsite meeting this requirement.

16. According to AMC § 17.04.050, creation of or changes to lot lines shall conform to the use provisions, dimensional and other standards, and procedures of this title and Title 16, Subdivisions.
17. According to AMC § 17.05.030, development shall be prohibited, and all applications therefore shall be denied, if the development would cause the level of service on a concurrency facility or service to decline below adopted levels of service standards, unless the improvements or strategies to accommodate the new development are made concurrent with the development, subject to the provisions of AMC § 17.05.070(3). For potable water, sewer/onsite sewage disposal and stormwater management, only available capacity or capacity that can be provided prior to the actual use of the facility will be used. This project however would not cause the level of service on a concurrency facility or service to decline below adopted levels of service standards.
18. The subject proposal **is, is not** consistent with the above development regulations.

C. OTHER APPLICABLE CODE, REVIEW CRITERIA, & PROCESS:

The preliminary plat and PUD application is also subject to review for conformance with the following code sections/regulations:

1. According to AMC § 16.40.040, there are four (4) steps for approval of a PUD: A) Pre-application conference during which the city's planning coordinating committee reviews sketches and conceptual information and makes recommendations to the applicant. Particular attention shall be given to the items where the PUD concept varies from normal subdivision standards, B) Preliminary PUD development plan where a more complete conceptual plan is submitted for planning coordinating committee review and then goes through a standard planning commission and city council approval process, C) Preliminary plat review and approval process with a detailed plan incorporating the approved preliminary PUD development plan concepts and conditions, and D) Final plat meeting the submittal requirements of and following the approval process for a standard subdivision.

Staff Analysis:

The subject applications were reviewed by the Development Review Group (DRG) for comments, &/or conditions. Department requirements have been incorporated as conditions of approval herein. The applicant submitted the subject preliminary plat and PUD on December 08, 2015. It was reviewed by staff and deemed complete on January 4, 2016. A Notice of Application and Hearing Using Optional SEPA DNS was noticed as is required by the AMC as stated in detail above. Both the preliminary plat and PUD were processed concurrently per the applicant's wishes. Accordingly, the subject applications go before an open-record public hearing with the Planning Commission followed by a closed-record public hearing with the City Council.

2. According to AMC § 16.12.010, when a preliminary plat meeting the requirements has been submitted, the administrator shall establish the date and time for an open-record public hearing before the planning commission on the preliminary plat which shall not be more than sixty days from the date of the notice of complete application and which shall coincide with a regular meeting of the planning commission. Following planning commission action, the administrator shall schedule the preliminary plat for the city council agenda for its next available meeting date in accordance with its rules and regulations. Accordingly, both an open record and close-record public hearing has been scheduled for the proposed project.

Staff Analysis:

Dates and times for both an open record and closed record public hearings have been established as is listed in the "Notice of Application and Hearing Using the Optional SEPA DNS" (See Exhibit 06).

3. According to AMC § 16.40.102, Common Open Space within a Planned Unit Development may include land area of the site that is not covered by buildings, parking structures, or accessory structures except recreational structures (i.e., decks). Open space cannot however include proposed street rights-of-way; open-parking areas and driveways for dwellings; school sites; commercial areas and the buildings; accessory buildings; parking and loading facilities for commercial areas; and land that is totally unsuitable for building due to topographic features.

Staff Analysis:

The applicant has designated the community park that would serve the residents of the 30 lot subdivision and community as a whole as "Open Space" per se meeting this requirement.

4. According to RCW § 58.17.110(1), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: "The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, 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 shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication."

Staff Analysis:

The public use and interest will be served by the proposed subdivision and dedication. Appropriate provisions have been made to 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 sidewalks. Pursuant to WAC 365.196.840, public facilities and services necessary to support and serve the subject development will be in place concurrent to development without decreasing service levels below locally established minimum standards.

5. According to RCW § 58.17.110(2), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: “A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (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 assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.”

Staff Analysis:

Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare. Furthermore, the public use and interest will be served by the subject preliminary plat, PUD, and dedication. Additionally, impact fees associated with the construction of each residence will be paid for at time of building permit issuance.

6. The subject proposal **is, is not** consistent with the above code sections /regulations.

D. CONCLUSIONS OF LAW:

1. The Planning Commission having fully reviewed the staff report hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the existing regulations, principles, conditions and their effect upon the request. It is therefore adopted by the Planning Commission as a conclusion as if set forth in full herein.

2. The proposed preliminary plat and planned unit development as conditioned conforms to the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, Title 16 and other ordinances applicable to the proposal. Additionally, the subject proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).
3. The requirements of the State Environmental Policy Act have been complied with.
4. The Planning Commission bases its Findings of Fact and Conclusions of Law on the entire record, including all testimony and exhibits. Any finding which would be deemed a Conclusion of Law and any Conclusion of Law which should be deemed a finding is hereby adopted as such.
5. The project **is, is not** consistent with the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.

E. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the City Council approve the subject preliminary plat, preliminary PUD, code modification, & ROW dedication subject to the staff suggested conditions of approval.

F. PLANNING COMMISSION OPEN-RECORD PUBLIC HEARING:

The Planning Commission conducted an open-record public hearing at 6:00 PM on February 24, 2016, after conducting a site visit at 3:00 PM. After public testimony, the Planning Commission deliberated on the matter. A motion was made to approve the subject application with the addition of condition of approval #21 (listed below). The motion was seconded. Following a vote, the Planning Commission unanimously voted 5-0 to recommend approval to City Council.

G. APPEAL OF PLANNING COMMISSION'S RECOMMENDATION:

Following the Planning Commission open-record public hearing, the chairman signed the Planning Commission's Findings of Fact, Conclusions of Law, and Recommendation. This was forwarded to the applicant and parties of record. No appeals of the Planning Commission's recommendation were received.

H. APPLICANT'S REQUEST TO MODIFY CONDITION #21:

The applicant however has requested that Condition of Approval #21 which was added by the Planning Commission be further modified as follows:

Existing Condition #21:

The maximum permitted height for Lot 15 shall be restricted to twenty-five (25) feet from the high point on the property (NE corner) of existing grade.

Proposed Condition #21:

The maximum permitted height for Lot 15 shall be restricted to twenty-five (25) feet from the high point of the property of existing grade.

I. APPEALS:

To date, no appeals were received regarding the Planning Commission Recommendation of approval to City Council.

J. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Comprehensive Plan, and the Anacortes Municipal Code (AMC), the City Council **approves or denies** the subject preliminary plat, preliminary PUD, code modification(s), & ROW dedication subject to the following conditions of approval:

1. Grading shall not adversely impact adjacent properties.
2. 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.
3. Pursuant to RCW 58.17.140(3), a final plat and PUD 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 that is listed below. Notwithstanding, the preliminary plat and PUD approval becomes null and void.
4. Before final plat and PUD submittal or approval, the project land surveyor shall place the respective property corners of the subject property.
5. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing associated with the subject applications. Payment shall be made prior to final plat and PUD submittal or approval is given.
6. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
7. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
8. Development shall comply with the revised landscape plan. Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
9. Preliminary subdivision and Planned Unit Development 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.
10. The lots in this 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 on the final plat and PUD map.

11. A note shall be added to the final plat and PUD map that reads as follows:

ZONING INFORMATION:

<i>Underlying Zone:</i>	<i>Residential District (R2)</i>
<i>Zone's Minimum Lot Size:</i>	<i>7,500 Square Feet</i>
<i>Gross Acreage:</i>	<i>7.48 Acres (included ½ abutting ROW)</i>
<i>Net Acreage:</i>	<i>7.20 Acres</i>
<i>Zone's Maximum Density:</i>	<i>4 Dwelling Units (DU) per Gross Acre</i>
<i>Density Calculation:</i>	<i>4 DU X 7.48 Acres = 29.92, rounded to 30 DU</i>
<i>Proposed Lots:</i>	<i>30 Lots + 1 Community Park</i>

SETBACKS:

Front Yard:

- For lots 3-17 only, the front setback is 10 feet for the residence & 20 feet for garages.
- All other lots must meet the 20 foot front yard setback for the R2 Zone.

Rear Yard:

- For lots 3-17 only, the rear setback is increased from 20 feet to 30 feet.
- All other lots must meet the 20 foot rear yard setback for the R2 Zone.

Side Yard:

- All lots shall meet the R2 side yard setback requirements for the R2 Zone.

12. Due to the proximity that the subject development is from the existing airport owned and operated by the Port of Anacortes. The applicant will need to work with the Federal Aviation Administration (FAA) and Port of Anacortes to complete the requisite paperwork prior to final plat and PUD submittal or approval is given. Additionally, there is an Avigation Easement 732440 recorded with Skagit County with the subject property. Accordingly, the applicant/landowner will need to meet FAA rules and regulations including but not limited to height when constructing within close proximity to an airport.
13. Automatic fire sprinkler systems may be required for each residence as required by the Fire Marshall.
14. The project geotechnical engineer –GeoEngineers shall review the construction drawings to confirm the proposed roadway design and raingardens are consistent with LID standards.
15. A homeowner's association shall be established and be responsible for the maintenance of the raingardens, community park, & Native Growth Protection Easement. A note to this effect shall be shown on the face of the final plat and PUD.

16. Development shall comply with the Mitigated Determination of Non-Significance (MDNS that was issued February 17, 2016 as follows:
 - A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (MDNS Condition #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (MDNS Condition #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (MDNS Condition #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (MDNS Condition #4).
 - E. Those 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) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan" (MDNS Condition #5)
 - F. Before any site development /grading and/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 (MDNS Condition #6).
 - G. The applicant shall plant a minimum of 108 additional trees onsite in order to comply with the minimum number of tree credits required per AMC Chapter 16.50 that is discussed in the submitted Tree Assessment & Preservation Plan. At time of final plat and PUD submittal, the applicant shall submit a revised site plan showing the location of the additional trees required for planting (MDNS Condition #7).
17. Development shall comply with the Public Works Department including but not limited to:
 - A. 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.
 - B. 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.
 - C. 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.

- D. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
- E. This project is required to obtain a General Construction Permit from the Washington State Department of Transportation for all road crossings and work adjacent to and on Oakes Avenue.
- F. 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.
- G. 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.
- H. 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.
- I. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
- J. Water main shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- K. All Water Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.
- L. Sanitary Sewer Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- M. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.
- N. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management

Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.

- O. Storm Drainage Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- P. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
- Q. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
- R. Provisions shall be made to accommodate for a Public Transit stop along Oakes Avenue. The Developer shall work with the Planners from Skagit Transit to determine a location.
- S. Roadway horizontal alignments shall be designed to allow for proper sight distances.
- T. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
- U. Street lighting shall be required at both ingress and egress of the project. Street lighting shall be energy efficient 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.
- V. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
- W. Internal roadway shall be required to provide for:
 - 1. 40-foot Public Right-of-Way
 - 2. A minimum of 28-feet of paved asphalt.
 - 3. Maximum grade of 12%. Unless a steeper grade of 15% is approved by the City Council as required under the Anacortes Municipal Code.
 - 4. With 5-foot sidewalk on one side of the road.
- X. Oakes Avenue, along the frontage of this project is required to provide for:
 - 1. An appropriately designed left hand turn lane and related transitions shall be designed and constructed to meet the requirements of the Washington State Department of Transportation and the City of Anacortes Public Works Department.
 - 2. Public Works Department supports the proposed 30 MPH change from 40 MPH as requested by the Developer. The revised speed limit change will need to be approved and implemented by the Washington State Department

of Transportation. The current speed limit is posted 40 MPH and the improvements should be designed accordingly.

3. Cement Concrete Traffic Curb and Gutter with a 5-foot minimum sidewalk shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
 4. Due to the inconsistency of the asphalt edge along Oakes Avenue, the project will need to pave a minimum of 8-feet to obtain slope from the existing asphalt to the new curb as determined by the City of Anacortes and the Engineer of Record.
18. Before final plat and PUD submittal or approval is given, the applicant shall submit a revised Tree Preservation Plan that shows all existing trees designated for retention in the submitted plan plus the 108 additional trees required to be planted.
 19. Pursuant to AMC 16.50.120(D), the applicant shall record a notice with the Skagit County Auditor's Office which provides a public record of any approved tree preservation plan and conservation areas; the application of this title to the property; and that limitations on actions in or affecting the property may exist. A note to this effect shall also be listed on the face of the final plat and PUD referencing the respective Auditor File Number (AFN) for the recorded Tree Preservation Plan [as revised].
 20. Additionally, those trees shown in the Revised Tree Preservation Plan must also be shown on the face of the plat and PUD prior to submittal or approval is given. The trees designated for retention shall be clearly shown in relation to the lot's property lines.
 21. Before final plat and PUD submittal or approval is given, a note shall be added to the face of the plat/PUD that states:
 - A. The maximum permitted height for Lot 15 shall be restricted to twenty-five (25) feet from the high point on the property (NE corner) of existing grade.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 21th day of March 2016.

CITY OF ANACORTES, WASHINGTON

LAURIE M. GERE, MAYOR

Approved as to form and legality:

ATTEST:

Darcy Swetnam, WSBA# 40530
City Attorney

Steve D. Hoglund, City Clerk Treasurer

JUDICIAL APPEAL:

AMC § 17.08.090 - Notice of appeal of any final action taken under this title must be filed with the Superior Court and served on the city attorney for the city within twenty-one (21) days of the date on which such final action was taken. For purpose of appeals from decisions of the Anacortes City Council, the "date of final action" shall mean the date on which the city council entered its Findings of Fact, Conclusions of Law, and Decision.

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Public Comments Received
Exhibit #4	Department /Agency Comments Received
Exhibit #5	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #6	Issued SEPA MDNS
Exhibit #7	Wetland Report
Exhibit #8	Geotechnical Report
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Landscape Plan
Exhibit #11	Planning Commission's Recommendation & Minutes
Exhibit #12	Applicant's Presentation, Handout, & Response to Neighbor Concerns
Exhibit #13	Planning Department's Presentation to the Planning Commission
Exhibit #14	Plat & PUD Site Plan

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

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

1.

Applicant	Contact Person (if different)
Name: <u>48 North on Fidalgo Island LLC</u>	<u>Nels Strandberg</u>
Mailing Address: <u>PO Box 319</u>	
City, State, Zip: <u>Anacortes, WA 98221</u>	
Phone#: <u>360-293-7431</u>	
Fax#: <u>360-299-8660</u>	
E-mail: <u>Nels@Strandbergconstruction.com</u>	

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: <u>Ralph Richardson Trustee</u>	Phone# <u>818-785-8723</u>
Address: <u>23716 Strathern Street West Hills, CA 91304</u>	
Name: <u>Ellen M. Mock Trustee</u>	Phone# <u>253-884-5961</u>
Address: <u>17814 58th St CT KPS Long Branch, WA 98351</u>	
Name: <u>Yvonne C Turner Trustee</u>	Phone# <u>214-529-0403</u>
Address: <u>16164 Cinch Drive Frisco Texas 75035</u>	

4. General location of property (including nearest intersection): SEC: 22 TWP: 35 RNG: 01
Located West of Eagle View Court - East of Allen Court, South side of
Oakes Avenue - Parcel 31681
*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.) Attached

6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
Tax Account 350122-4-004-0000
Parcel 31681

7. Approximate acreage: 7.2 Acres

8. Present zoning: R2

9. Present use of property: undeveloped, wooded parcel

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

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: Proposed site is approx 7.2 acres undeveloped land within R2 zoning, proposal of 30 single family bldg lots lot sizes between 7500 + 12,000 sq ft, 32 ft wide public street, sidewalks, public park, utilities, infrastructure, landscape, possible turn lane on Oakes at access point.

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: 48 North 17. Number of Lots: 30 Lots

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____ 19. Duplex Lots Proposed: _____

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: No

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 be provided.

STATE OF WASHINGTON)

) ss

I (we) _____, 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: Documents Attached
Property Owner

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

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

STATE OF WASHINGTON)

) ss

I (we) Nels Strandberg, 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: [Signature]
Applicant

Subscribed and sworn to before me this 28th day of October, 2015



Erin D. Welliver
Notary Public in and for the State of Washington
residing at PO Box 31 Anacortes

August 7, 2015

From: Members of Richardson Family Trust

Re: NHN Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property know as Parcel 31681 located off of Oakes Avenue Anacortes; the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf, we are fully aware of his plans to develop the property.

Sincerely,

Richardson Revocable Living Trust

Signed by:

Title: TRUSTEE FOR THE MARTHA BEVERA RICHARDSON TRUST

State of CALIFORNIA

County of LOS ANGELES

Signed or attested before me on 8-11-15, 2015 by RACHEL RICHARDSON

Notary Public Melanie Navarro Fuentes

Residing County Los Angeles

My Appointment Expires 11-15-17

SEE ATTACHED AFFIDAVIT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 11, 2015 before me, Melanie Navarro de Fuentes ^{Notary Public}

personally appeared Ralph Richardson



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Melanie Navarro de Fuentes

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NHN Oaks Avenue Property, Parcel 31081

Document Date: 8-11-15 Number of Pages: one (1)

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

August 7, 2015

From: Members of Richardson Family Trust

Re: 4811 Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property known as Parcel 31681 located off of Oakes Avenue Anacortes, the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf. We are fully aware of his plans to develop the property.

Sincerely,

Richardson Revocable Living Trust

Signed by Ellen M. Mock

Title Trustee

State of Washington

County of Pierce

Signed or attested before me on 11th Aug 2015 by Ellen M. Mock



Notary Public [Signature]

Residing County Pierce

My Appointment Expires 4-29-17

August 7, 2015

From: Members of Richardson Family Trust

Re: NHN Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property know as Parcel 31681 located off of Oakes Avenue Anacortes; the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf, we are fully aware of his plans to develop the property.

Sincerely,

Yvonne C. Turner
Richardson Revocable Living Trust
Signed by: *Yvonne C. Turner*
Title: *Member*

State of Arizona

County of Maricopa

Signed or attested before me on Aug 14th, 2015 by Yvonne C Turner



Notary Public *[Signature]*

Residing County Maricopa

My Appointment Expires June 4 2019

Details for Parcel: P31681



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's Office

Parcel Number	XrefID	Quarter	Section	Township	Range
P31681	350122-4-004-0000	04	22	35	01

Owner Information

RICHARDSON REVOCABLE LIVING TRUST
RICHARDSON MARTHA BENEVA TRUSTEE
23716 STRATHERN ST
WEST HILLS, CA 91304

Site Address(es)**Map Links**
[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)
2014 Values for 2015 Taxes*

Building Market Value	\$.00
Land Market Value	+\$450,000.00
Total Market Value	\$450,000.00
Assessed Value	\$450,000.00
Taxable Value	\$450,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2009-06-18
Sale Price \$.00

2015 Property Tax Summary

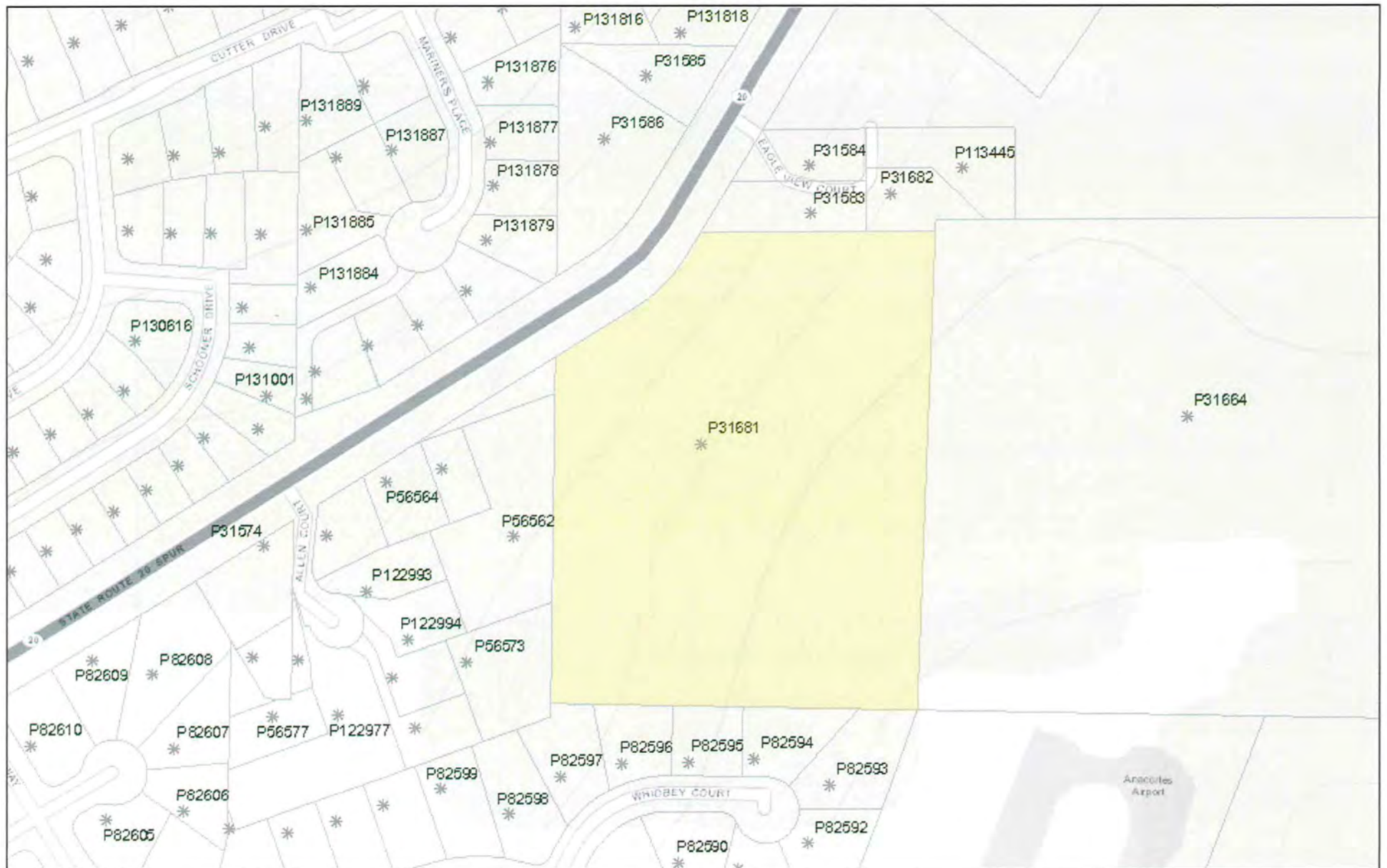
2015 Taxable Value	\$450,000.00
General Taxes	\$4,322.03
Special Assessments/Fees	
Total Taxes	\$4,322.03

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

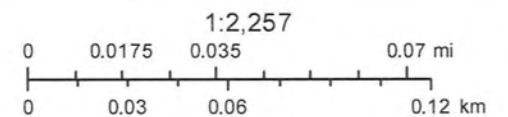
ACRES 7.20, THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD", AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033. THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD", AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030
Neighborhood	(26ANADEVA) ANACORTES RESIDENTIAL DEVELOPMENT LAND		
Levy Code	0900	Fire District	
School District	SD103	Exemptions	
Utilities	SEW,WTR-P	Acres	7.20
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	



September 10, 2015

- | | | | | | |
|--|-------------------------|---|---------------------------|---|--------------------------|
|  | County Boundary |  | Mobile Home Only Accounts |  | Pre Tax Account Property |
|  | Land Accounts |  | Building Only Accounts | | |
|  | Senior Citizen Accounts |  | Tax Parcels | | |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

48 NORTH ON FIDALGO ISLAND LLC.

January 26, 2016

Don Measamer
Director of Planning and Community Development
City of Anacortes
PO Box 547
Anacortes WA 98221

Subject: 48 North (30 lot Subdivision/PUD)

Dear Don,

This letter forwards our permit application for “**48 North**” a 30 lot PUD in the R2 zoning. This division of land will require the following permit applications:

1. SEPA
2. PUD/ Subdivision Application

Project Description: 30 residential lots ranging in size between 7,500 sq. ft. to 12,400 sq. ft., constructed on approximately a 7.5 acre site, in the Residential 2 zone (R2). The anticipated start date of the project will be late Spring/Summer of 2016. The project will consist of 30 proposed home sites. Upon the completion of construction and final approval the lots will be marketed as single family homes and sold as a package.

Density: 48 North is located in the R-2 zoning, which allows 4 lots per gross acre. The gross acreage of 48 North is 7.48 acres which would permit 29.92 units. The home sites will be at or above the R2 minimum of 7,500 square feet.

Location: 800 ft. East of the intersection of Glasgow Way and Hwy 20, directly SE of Oakes Avenue/Hwy 20 and adjacent to the Anacortes Airport.

Critical Areas: No critical areas were found on site (ATSI report dated June 23, 2015 and Letter of Response to City of Anacortes dated January 22, 2016)

Geotechnical: No issues related to geology were found on site (Geo Engineers Report)

Avigation/ Anacortes Airport- 48 North’s eastern property line is shared with the Anacortes Airport. Due to our close proximity, we have met representative from the Port of Anacortes and the FAA. We have heard their concerns and understand their rules regarding airspace and safe navigation. We are also working with the FAA to complete their paper work, Form 7460-1. In addition, an Avigation Easement 732440 recorded in the records of Skagit County Volume 38 Page 281 (Exhibit A) already exists and is recorded with the property. Anacortes Airport, the FAA, and the Avigation easement set standards for the geometry necessary to comply with safe navigation of airplanes near the airport. This geometry is a level distance of 125 feet from the center of run way, at that distance there is a slope of 1 foot vertical for every 7 feet of horizontal. (Exhibit “D”) If you build into this theoretical limit, the FAA could take issue, and the Avigation Easement lays out potential mitigation. 48 North’s highest point is 30 feet below that theoretical limit and 14 feet below the runway. 48 North will construct homes that meet the requirements of the Avigation Easement and meet FAA rules. Sound issues will also be greatly reduced due to the entire site being far below the

48 NORTH ON FIDALGO ISLAND LLC.

airport runway and the fact that the prevailing South wind allows the vast majority of pilots to be in a landing pattern (significantly quieter) near 48 North, rather than the exponentially louder take offs.

Access/ Traffic: Vehicle and Pedestrian access to the plat will be by way of a new public road connecting directly to Oakes Avenue/Hwy 20. A traffic study was prepared by Transportation Solutions Inc. (TSI) to evaluate the existing traffic conditions, future traffic conditions, and possible traffic implications that 48 North might create on both. TSI's traffic study efforts were concentrated on the effects of the intersection for both traffic leaving and entering 48 North and the effects on Oakes Avenue/Hwy 20. The obvious issue is the westbound traffic turning left into 48 North, potentially causing longer than acceptable wait times for traffic traveling West. This could be more problematic when a Ferry is unloading. Although an obvious issue, TSI's data and forecasts categorizes the traffic from 48 North just below the Washington State Department Transportation (WSDOT) threshold for requiring a turn lane. In summary, the TSI report and data do not support a turn lane. With this conclusion we elected to meet with a representative from WSDOT, their assessment was a turn lane was not absolutely necessary, however they would support our decision if we decided to install one. After discussions with the many of the city staff and in expectation of both a Planning and City Council review, we have decided to propose a turn lane. Although this adds a significant expense to the overall project we feel including the turn lane in our design is responsible planning.

We do have one request that we would like the City to support. The speed limit in front of 48 North is 40 miles per hour with cars regularly traveling at a faster speed. This speed limit has not changed since I was a child, 40 plus years ago possibly longer. With the addition of San Juan Passage, Channel Landing, Portalis and significant infill in Clear Ridge, basically hundreds of homes and thousands of trips per day entering Oakes Avenue/Hwy 20 at uncontrolled locations. With the addition of another turn lane from 48 North and potentially a "Round About" at the intersection of Glasgow, it is time to reduce the speed limit to 30 mph, starting from the sharp corner just east of 48 North (already signed 30 mph) continuing west to the Washington State Ferry Terminal. In my discussion with WSDOT they are open to the idea and would like the City to take the lead. 48 North LLC. would like to install a left turn lane appropriate for traffic with a speed limit of 30 mph.

PUD: The property within the 48 North Plat is zoned R2, this applicant has proposed a PUD (Planned Unit Development) which will allow for some variance to the standards set forth in Chapter 17.36 (R2). The specific changes requested are:

1. We are requesting a 10 ft. front yard setback and a 30 ft. minimum rear yard setback on **lots 3 to 17**. Many of our neighbors to the North and South of 48 North have minimal setbacks to our shared property line. Allowing a setback of 10 ft. on the front setback will allow us to have a minimum setback of 30 ft. in the rear (with no loss of building area), in turn allowing more space between neighborhoods and more opportunity for landscape. **We would still expect to provide two off street parking spaces for each home, independent of its garage. (Exhibit C)**
***All other lots will be per Standard R2 zoning setbacks.**
2. We are requesting a slightly narrower than standard "Right of Way" (ROW). The city standard is 50 ft. with sidewalks on both sides, we are requesting a 40 ft. ROW with a sidewalk on one side only.

48 NORTH ON FIDALGO ISLAND LLC.

This will save space and allows us to have room for a community park and a large landscaped buffer along Oakes Avenue/Hwy 20.

** Note that 48 North LLC is proposing significant street and pedestrian improvements well to the west of its own frontage on Oakes Avenue, this would not be typical. The value of these improvements far exceed the cost of one sidewalk that we propose to save in the interior of the plat.

3. We are also requesting a slightly higher than standard "lot coverage". The typical R2 lot coverage is 35%, we would like to cover 37.5%. We feel that if we had not planned the park or the large buffer both owned by the HOA, our lots would be larger allowing slightly increased building sizes. We would like to keep the buffer and park and allowing a slightly higher lot coverage percentage allows us to do this.
4. The first 120 feet of the entrance road will exceed standard maximum city road grades of 12%, we are requesting a variance to the code to allow for a 15% road grade over this small section. This road grade variance is typical and has been approved countless times and is generally accepted.

** All other codes will follow City of Anacortes Standards and the R2 zoning.

Tree Preservation Plan: The trees within 48 North were evaluated by Urban Forestry Services Inc., their Report and Tree Preservation Plan is included in this application. Per the City of Anacortes Tree Preservation Ordinance 313 tree credits must be attained by 48 North, 50% of these credits (163) must be through the retention of existing trees. 48 North proposes to retain 56 trees, equally a total of 205 total tree credits, far above the COA minimums. 48 North will plant 80 trees during construction of the development and before homes are constructed, the remaining trees will be planted with the homes landscape. (60 trees)

* It is important to note that many if not most of the retained trees would not be able to remain if the building setbacks were at 20 ft on lot 3-17, it would not leave enough room for the roots.

Landscape: In addition to extensive landscape on the individual homes sites, additional landscape areas will be provided within the Community Park, in the extensive buffer areas along Oakes Avenue/Hwy 20 and on either side of the entrance road. Due to steep slopes retaining walls are proposed to be built with "Redi Rock" concrete blocks in several areas near the entry. 48 North far exceeds the landscape requirement described in AMC 17.41.020 requiring the developments in the R2 zone to set aside 20% of its property for landscape. 48 North meets this requirement the following ways.

Total Gross Site Area 7.48 acres (238,708 sq. ft.) x 20% (COA requirement) = 47, 741 sq. ft. (min)

Park Area: 6,750 sq. ft.

Oakes Avenue Buffer Area: 11,825 sq. ft.

Typical Home Site x 30: 146,820 sq. ft.

Total 164,820 sq. ft. Percentage 53% minimum per code 20%

Fencing: After several meetings with neighbors abutting the 48 North property, all of the neighbors that I have spoken with support a 6 to 7 foot cedar fence. We propose this cedar fence along the North and South

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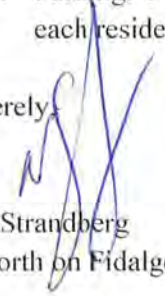
property lines be constructed concurrently with clearing, in effort help reduce impacts and increase safety to neighboring properties.

Community Park: The community park is proposed as an area where residents and neighbors of 48 North can meet and enjoy the views of the water and the San Juan Islands. The park will mainly be landscape with a 200 square foot section of pervious pavers. This area could be used for picnics, BBQ's, or simply a viewing platform. 48 North Homeowners Association will own and maintain the park property. The park would be open to all neighbors in the area that respect the 48 North owners property and obey the rules of the park.

Infrastructure Improvements:

1. Full city standard, ROW improvements along Oakes Avenue/Hwy 20 this would include new curb and gutter, public sidewalk with ADA ramps, storm system **and a left hand turn lane.**
2. Curb gutter, sidewalk and underground storm water improvements to Allen Court.
3. Sewer will be extended west down Oakes Avenue/Hwy 20 and connect with the system at Allen Court.
4. Storm runoff from roads will run into an engineered "Rain Garden" water quality system. Once the storm water has been treated, the storm water will travel across Oakes Avenue and connect with the westerly flowing system out falling at the bottom of Edwards Lane in Guemes Channel. Storm water is not expected or planned to be infiltrated into the ground, but captured in an underdrain beneath rain garden.
5. COA domestic water taken from the water main located on Port property from Oakes Avenue, 3 fire hydrants per plans.
6. Power, gas, telephone, cable stubbed to the individual lots.
7. A 40 ft. wide ROW, with a 32 ft. wide city street, curb, gutter and a 5 ft. sidewalk on one side of street.
8. The project will likely produce 2,500 cubic yards of waste dirt, approximately half that dirt will be hauled to a legal fill site and the remaining half will be spread in thin lift over the upper portion of the site. 3000 + - cubic yards of structure gravel borrow will be imported to construct the private road and utilities.
9. Parking: Per COA code each dwelling will provide 2 parking spaces per home. 48 North will require each resident to have a 2 car garage and 2 additional off street parking spaces.

Sincerely,


Nels Strandberg
48 North on Fidalgo Island LLC

Attachments: **Next Page**

48 NORTH ON FIDALGO ISLAND LLC.

Attachments:

SEPA Checklist Revision Dated January 25, 2016
Preliminary Site Plan Dated January 20, 2016 Herrigstad Engineering
Preliminary Drainage Analysis January 21, 2016
ATSI Critical Areas Letter of Response Dated January 22, 2016
TSI Traffic Lane Analysis June 29, 2015 (with revision)
Landscape Plan Dated January 22, 2016
Cross Section A Dated January 22, 2016
Exhibit "C" Example Home Site Setbacks Dated December 7, 2015
Exhibit "D" Building Elevations Plan Dated December 7, 2015



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants : [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

48 North

2. Name of applicant:

48 North on Fidalgo Island, LLC.

3. Address and phone number of applicant and contact person:

Nels Strandberg

PO Box 319

Anacortes, WA 98221

(360)293-7431

4. Date checklist prepared:

October 19, 2015

Revised January 25, 2016

5. Agency requesting checklist:

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):

Spring 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical report prepared by GeoEngineering Services, Critical Areas Study prepared by Aqua Terr Systems Inc., Tree Preservation Plan completed by Urban Forestry Services, Inc., Traffic Impact Analysis completed by TSI, Preliminary Drainage Analysis by Herrigstad Engineering.

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.

No

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

City of Anacortes fill and grade permits, building permits, construction stormwater permit, SEPA Checklist, PUD Approval.

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 proposed project site is approximately 7.2 acres currently undeveloped, located within the R2 zoning, the developer is proposing 30 single family residential building lots, and the lots will vary in size from 7,500 sq ft to 12,000 sq ft. A new 32 foot wide circular 2 way public street will be constructed for access to the plat from Oakes Avenue, sidewalks, a 30' landscape buffer and rain garden stormwater treatment system will be installed on the North side of the property at the entrance, there is a proposed community park within the plat that will be owned and maintained by the HOA, this park will be open during daylight hours (TBD) to the owners and neighbors in the area that obey the rules of the park and respect the 48 North owners property.

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.

The 7.2 acre site is located on the South side of Oakes Avenue (12th) West of Eagle View Court and East of Allen Court. Parcel 31681 Quarter 04, Township 35N, Range 1E, Section 22. Legal description attached.

13. **B. ENVIRONMENTAL ELEMENTS**

1. **Earth**

- a. General description of the site.
The site is located on a hillside that gently slopes downward to the northwest.
- b. What is the steepest slope on the site (approximate percent slope)?
Site slopes North at approximately 15%.
- 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 soil.
Soils found on the site are Bow gravelly loam, Glacial Till, Catla gravelly fine sandy loam and Clallam gravelly loam. Please refer to the Geotechnical Evaluation Report dated July 21, 2015 completed by GeoEngineers.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Please refer to the Geotechnical Evaluation Report dated July 21, 2015 completed by GeoEngineers.

- 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.
Grading and fill will be done for the construction of the access road and utilities. There will be approximately 2500 cubic yards of vegetation and topsoil removed and spread throughout the site. Building the roads and utilities will require approximately 3000 cubic yards of structural fill (Pit Run) to be imported to the site. The Pit run will be from Svendson's Pit in La Conner, WA.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion can occur during construction as a result of removing vegetation and disturbing soil. Measures will be taken to eliminate or control erosion. All necessary BMP's will be in place.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
40%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt fencing, mulch, cover soil piles or hydro seeding will be implemented to reduce and control water runoff to help prevent erosion of property. All of the proposed measures will meet the requirements and standards of the 2005 Department of Ecology Manual, City of Anacortes regulations.

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 construction the activities would moderately increase exhaust and dust particle emissions to the environment.
- 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, periodic watering of exposed earthwork in roadways will reduce dust particle emissions during the dry season, wet season the excess dirt piles will be covered. Roads at entrance and exit to project will be kept free of construction dirt and debris.

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.
No

- 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.

No

- 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.

No

- 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

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.

None

- 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 material will be discharged to the ground, the project will be serviced by the City of Anacortes Utilities and Sewer System.

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.

Storm water generated from the roads and sidewalks will flow into the curb and gutter system, then into catch basin's, then 12 inch CPP. Once contained in the 12 inch storm pipe storm water heads downhill and north and will outflow into a Rain Garden (water quality system) at the North end of the plat which will provide the necessary treatment. Storm water leaving the Rain Garden will cross HWY 20 and enter the existing COA storm system, eventually outflowing into the Guemes

Channel. Clean storm water from the roofs will follow the same path but for the most part bypass the Rain Garden system.

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

There is always potential for equipment failure during construction i.e.; brake or hydraulic lines can break and fluids could be introduced into the ground, in the event of a failure all spilled fluids will be cleaned immediately. There will be an emergency spill kit and plan per WSDOT Specifications onsite. All employees working on the project will know the location of spill kits, understand its purpose and sign the plan.

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

There is a very old ditch line along the border of the airport property and subject property. Water has never been observed in this ditch it is our understanding in more modern times that the airport has controlled the storm water in a fashion that does not require the use of the old ditch. There are no other drainage paths on the property or any paths that may be altered.

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

1. *All appropriate Best Management Practices (BMP's) will be engaged to control runoff and erosion, not limited to grassy swales, mulch, check dams, silt fence, hydro seeding and other site appropriate techniques.*
2. *Exposed earth will be seeded within 2 weeks of initial clearing.*
3. *All of the proposed measures will meet the requirements and standards of the 2005 Department of Ecology Manual and City of Anacortes regulations.*

4. Plants

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

- ☒ X deciduous tree: red alder, maple, other
- ☒ X evergreen tree: fir, cedar, pine, other
- ☒ X shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ X other types of vegetation

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

Most existing vegetation and trees will be removed. See Urban Forestry Tree Preservation Plan Dated August 12, 2015 for specific trees and species that will be retained.

- c. List threatened and endangered species known to be on or near the site.
None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
We plan on leaving as many existing trees as is reasonably possible. We also have proposed many new trees and shrubs (mostly native) that will be planted when the heavy infrastructure work is completed. (See landscape plan).
- e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan Black Berry is prevalent throughout 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.
Birds: *hawk, heron, eagle, songbirds*
Mammals: *deer, raccoons, squirrels*
- b. List any threatened and endangered species known to be on or near the site.
None
- c. Is the site part of a migration route? If so, explain.
Most of Fidalgo Island is within a migratory route.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.
None

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.
Electricity and natural gas will be the source of energy for the proposed plat.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- 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:
The energy conservation codes as required by the State of Washington and local departments will be followed.

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.

No

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

None that we are aware of.

- 1) 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.

None

- 2) 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.

None

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

None

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

None needed.

b. Noise

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

The traffic from State Route 20 (Oakes Avenue) located to the North and the Anacortes Airport located on the South side of the project, however this shouldn't have a significant impact on the development.

- 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.

Sporadic travel to and from the construction area, traffic typical of a residential building site. Construction activity will not exceed the allowable hours as designated in the City of Anacortes Code; most construction activity will occur during the hours of 7am-5pm Monday-Friday.

- 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 proposed site is currently vacant of structures, the land is covered with trees, shrubs under brush, properties north of the site consist of vacant land or single family homes, property to the east is vacant land/southeast is the Anacortes Airport, south is single family residential, property to the west is single family residential.

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

No indication of agricultural use.

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?

Does not apply.

- 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:

Does not apply.

- c. Describe any structures on the site.

There are no structures on site.

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

Does not apply.

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

R-2

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

R-2

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

Does not apply.

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

No, please refer to the Critical Areas Report dated June 23, 2015 from Aqua-Terr Systems, Inc. and letter dated January 22, 2016 "Response to City of Anacortes/Kevin Cricchio.

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

90 plus could possibly reside in the single family project.

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

None

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

Does not apply.

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

The proposed development is planned within the existing land use of R-2 Zoning the City of Anacortes construction guidelines and the FAA Guidelines FAR Part 77.

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

Does not apply.

9. Housing

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

30 middle to upper income single family homes.

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

None will be eliminated.

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

Does not apply.

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 height of homes will be 35' per City of Anacortes Ordinance 17.18.090; and the FAA Avigation restrictions and guidelines. The exterior of homes will be a combination of wood, stone and similar materials.

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

None

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

Each home site will be required to plant as many as 7 trees at the time of its construction. Significant landscaping and tree planting will take place along the road frontage of HWY 20. The proposed community park will also be an aesthetically pleasing feature.

11. Light and glare

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

Consideration of light placement will be given, LED lighting will be installed at ingress and egress to the project to help eliminate glare. Residential landscaping will be thought out to assist in screening exterior lights from shining directly into the neighboring homes, traffic and sky by use of down lighting.

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

No

- 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:

Does not apply.

12. Recreation

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

None

- 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:

Does not apply.

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.

No

- 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.

None

- 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.

Does not apply.

- 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.

Does not apply.

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.

Access to the plat will be via State Route 20 (Oakes Avenue/12th Street) Anacortes.

- 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 area is serviced by Skagit Transit pick up locations east at Oakes and Anacopper Rd and west at Oakes and Glasgow Way.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 60 parking spaces will be added from the driveway aprons and additional at curbside, none will be eliminated.

- 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).

A two way public street will be constructed from Oakes Avenue to access the proposed development.

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

The Anacortes Airport is located East/South East of the project.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Estimated daily vehicle trips outbound 143, daily estimated inbound 143 per traffic study prepared by TSI dated October 12, 2015.

- 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.

No

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

Proposing a turn lane for the west bound traffic into the plat, this would allow traffic to pass without interference to the flow of traffic along Oakes Avenue and residents.

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.

The proposal would place minimal additional demands on public services; the proposal will generate tax revenue that would help cover the increase of needed services; the facilities to meet the increased demands are in place.

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

None

16. Utilities

- a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer are located at Oakes Avenue and will be extended to the proposed development.

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.

The following utility companies have service to the proposed plat; the extension of lines will need to be installed to supply service to the individual lots: Puget Sound Energy, Cascade Natural Gas, City of Anacortes Water and Sewer, Comcast Cable and Frontier Communications.

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 Nels Strandberg

Position and Agency/Organization Member/Manager

Date Submitted: 1/25/2016

Details for Parcel: P31681



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

[Excise Affidavits](#)

Documents scanned and recorded by the Auditor's office

Document scans of excise affidavits

Parcel Number	XrefID	Quarter	Section	Township	Range
P31681	350122-4-004-0000	04	22	35	01
Owner Information		Site Address(es)		Map Links	
RICHARDSON REVOCABLE LIVING TRUST RICHARDSON MARTHA BENEVA TRUSTEE 23716 STRATHERN ST WEST HILLS, CA 91304				Open in iMap Assessor's Parcel Map PDF DWF	
2015 Values for 2016 Taxes*		Sale Information		2016 Property Tax Summary	
Building Market Value	\$.00	Deed Type	WARRANTY DEED	2016 Taxes will be available after 2/15/2016	
Land Market Value	+\$450,000.00	Sale Date	2009-06-18	Use the Taxes link above for 2015 taxes.	
Total Market Value	\$450,000.00	Sale Price	\$.00		
Assessed Value	\$450,000.00				
Taxable Value	\$450,000.00				

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)

ACRES 7.20, THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164, THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD", AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033. THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164, THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD", AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030
Neighborhood	(26ANADEVA) ANACORTES RESIDENTIAL DEVELOPMENT LAND		
Levy Code	0900	Fire District	
School District	SD103	Exemptions	
Utilities	SEW,WTR-P	Acres	7.20
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	

August 7, 2015

From: Members of Richardson Family Trust

Re: NUN Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property known as Parcel 31681 located off of Oakes Avenue Anacortes, the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf, we are fully aware of his plans to develop the property.

Sincerely

Richardson Revocable Living Trust

Signed by Ellen M. Mock

Title Trustee

State of Washington

County of Pierce

Signed or attested before me on 11th Aug 2015 by Ellen M. Mock



Notary Public [Signature]

Residing County Pierce

My Appointment Expires 4-29-17

August 7, 2015

From: Members of Richardson Family Trust

Re: NHN Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property know as Parcel 31681 located off of Oakes Avenue Anacortes; the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf, we are fully aware of his plans to develop the property.

Sincerely,

Richardson Revocable Living Trust

Signed by:

 (RALPH RICHARDSON)

Title: TRUSTEE FOR THE MARTHA DEVENA RICHARDSON TRUST

State of CALIFORNIA

County of LOS ANGELES

Signed or attested before me on 8-11-15, 2015 by RALPH RICHARDSON

Notary Public Melanie Navarro Fuentes

Residing County Los Angeles

My Appointment Expires 11-15-17

SEE ATTACHED ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 11, 2015 before me, Melanie Navarro de Fuentes ^{Notary public}
Date Here Insert Name and Title of the Officer

personally appeared Ralph Richardson
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Melanie Navarro de Fuentes

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NHN Oaks Avenue Property, Parcel 31651

Document Date: 8-11-15 Number of Pages: one (1)

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

August 7, 2015

From: Members of Richardson Family Trust

Re: NHN Oakes Avenue Property, Parcel 31681

To Whom It May Concern:

We are the owners of real property know as Parcel 31681 located off of Oakes Avenue Anacortes; the property is under a purchase and sales contract with Nels Strandberg dated May 14, 2015.

We authorize Nels Strandberg to sign documents which are necessary and directly related to the property and the proposed 48 North Planned Unit Development in their dealing with the City of Anacortes and agencies on our behalf, we are fully aware of his plans to develop the property.

Sincerely

Yvonne C. Turner

Richardson Revocable Living Trust

Signed by: *Yvonne C. Turner*

Title: *Member*

State of *Arizona*

County of *Maricopa*

Signed or attested before me on *Aug 14th*, 2015 by *Yvonne C Turner*



Notary Public *[Signature]*

Residing County *Maricopa*

My Appointment Expires *June 4* 2019



CHIEF ARCHITECT XT DRAWN BY: J. SYKORA, CPBD	
SCALE 1" = 80'	
DATE 11-2-15	
PRINTED: Monday, November 02, 2015	
Strandberg DESIGN	
BUILDER INFO:	MAILING ADDRESS: P.O. BOX 319 ANACORTES WA 98221 PHONE: 360-293-1431 WEB: www.strandbergconstruction.com
PROJECT / CLIENT INFO	48° NORTH
PLAT AERIAL	THIS DOCUMENT, TO WHATEVER EXTENT, IS THE PROPERTY OF STRANDBERG DESIGN AND CONSTRUCTION, INC. (SDC). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SDC. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION.
OWNER APPROVAL	
INITIAL:	
PAGE:	
OF:	

732440

AVIGATION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That

C. I. RICHARDSON and MARTHA B. RICHARDSON, husband and wife, hereinafter referred to as "Grantors", for and in consideration of the sum of ONE DOLLAR Dollars (\$1.00) to them in hand paid by the PORT OF ANACORTES, hereinafter referred to as "Grantee", the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, a perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the airspace over and above the lands hereinafter described, together with the continuing right to cause such noise as may ensue from the operation of aircraft. And said Grantee shall have the continuing right and privilege to enter upon said lands and cut or remove therefrom, or mark, or light, any trees, structures, or objects of natural growth which exceed a height above the elevation of the west transition zone, the lower height of which is an imaginary plane beginning at the western edge of the north approach surface leading to the north end of runway of the Anacortes Airport outward therefrom in a westerly direction from all points thereon in a ratio of one foot of vertical height for each seven of horizontal distance, being in compliance with the Federal Air Regulation Part -77 as applied to Anacortes Airport. Slope begins 125 feet out from center line of runway.

And the Grantors, for themselves, their heirs, executors, administrators and assigns, covenant and agree that they will not erect, ~~maintain or allow to remain on the real property described, any, structures, objects of natural growth,~~ which exceed a height determined as aforesaid. *C.I.R. M.B.R.*

The property upon which such easements and rights are herein granted is described on Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said easement and rights unto Grantee, its successors and assigns, forever. Reserving nevertheless, unto Grantors, their heirs, executors, administrators and assigns, the right to the full use and enjoyment of said lands for any purpose not inconsistent with the exercise by Grantee of the above-described easement and rights.

IN WITNESS WHEREOF the said Grantors have hereunto set their hands and seals this 13th day of May, 1968.

C. I. Richardson
Martha B. Richardson

STATE OF ARIZONA)
COUNTY OF PINAL) ss

I, the undersigned, a Notary Public do hereby certify that on this 13th day of May, 1968, personally appeared before me C. I. Richardson and Martha B. Richardson, his wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of May, 1968.

My Commission Expires Jan. 13, 1971

Richard C. Halliburton
Notary public in and for the State of Washington, residing at CASA LINDA
RICHARD C. HALLIBURTON

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6
EXHIBIT "A"
HAROLD E. RADEE, C.E.
102 NORTH TRENEY ST.
BURLINGTON, WASH. 98223
7-8-68

Easement Description for Port of Anacortes

From: Richardson

To: Port of Anacortes

A portion of that certain tract of land as conveyed to Richardson by instrument recorded under Auditor's file No. 381004 records of Skagit County, Washington, lying within the following described tract.

Rogers Grant to Richards

A portion of the southeast 1/4 of Section 22, Township 35 north, Range 1 east, W.M., together with a portion of the west 1/2 of the northeast 1/4 of Section 27, Township 35 north, Range 1 east, W.M., being more particularly described as follows:

Commencing at the northeast corner of said Section 27, thence north 89° 38' 31" west along the north line of said Section 27 a distance of 1327.48 feet to the northwest corner of the northeast 1/4 of the northeast 1/4 of said Section 27 and the TRUE POINT OF BEGINNING; thence south 21° 23' 15" west a distance of 1398.61 feet to the south line of the north 1/2 of the northeast 1/4 of said Section 27; thence continue south 21° 23' 15" west a distance of 1092.52 feet; thence south 27° 05' 53" west, a distance of 300.90 feet to the south line of said northeast 1/4 of Section 27; thence north 88° 39' 31" west along said south line of the northeast 1/4 a distance of 346.20 feet to the southwest corner of said northeast 1/4 of Section 27; thence north 1° 30' 24" east along the west line of said northeast 1/4 of Section 27, a distance of 1298.26 feet to the northwest corner

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PAGE 282

of the southwest 1/4 of the northeast 1/4 of said Section 27; thence south 89° 00' 01" east along the north line of said southwest 1/4 of the northeast 1/4 of Section 27, a distance of 753.16 feet; thence north 01° 49' 01" east, a distance of 236.50 feet; thence south 86° 18' 40" east a distance of 50.80 feet to the northwest corner of that certain tract of land conveyed to R. Colby by instrument under Auditor's file No. 696852 records of Skagit County, Washington; thence continue south 86° 18' 40" east along the north line of said Colby Property a distance of 90.18 feet; thence north 1° 49' 01" east, a distance of 707.09 feet to the south line of that certain tract of land conveyed to C. Hopke by instrument recorded under Auditor's file No. 460708 Records of Skagit County, Washington; thence south 87° 33' 20" east along the south line of said Hopke property, a distance of 114.79 feet; thence north 1° 49' 01" east, a distance of 360.83 feet to the north line of said Section 27; thence south 80° 38' 31" east along said north line of Section 27, a distance of 440.00 feet to the southwest corner of the Plt of "Baring Addition" to Anacortes, Washington as recorded in Volume 2 of Plats of said

20, Records of Skagit County, Washington; thence north $0^{\circ} 53' 29''$ east along the west line of said plat of "Baring Addition", a distance of 409.50 feet to the southwest corner of block 1913 of said plat of "Baring Addition", thence north $25^{\circ} 57' 19''$ east a distance of 1036.69 feet to the northwest corner of the southeast $1/4$ of the southeast $1/4$ of said Section 22; thence north $38^{\circ} 49' 24''$ east, a distance of 847.15 feet; thence south $2^{\circ} 11' 39''$ west, a distance of 669.34 feet to the north line of said southeast $1/4$ of the southeast $1/4$ of Section 22; thence south $21^{\circ} 23' 15''$ west a distance of 1434.26 feet to the true point of beginning.

Received for record at Oct. 29, 1949 2:54 p.m.
at request of Port of Anacortes
A. H. JOHNSON, Auditor Skagit Co., Washington

Official Records

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SURVEY INSTRUMENTATION

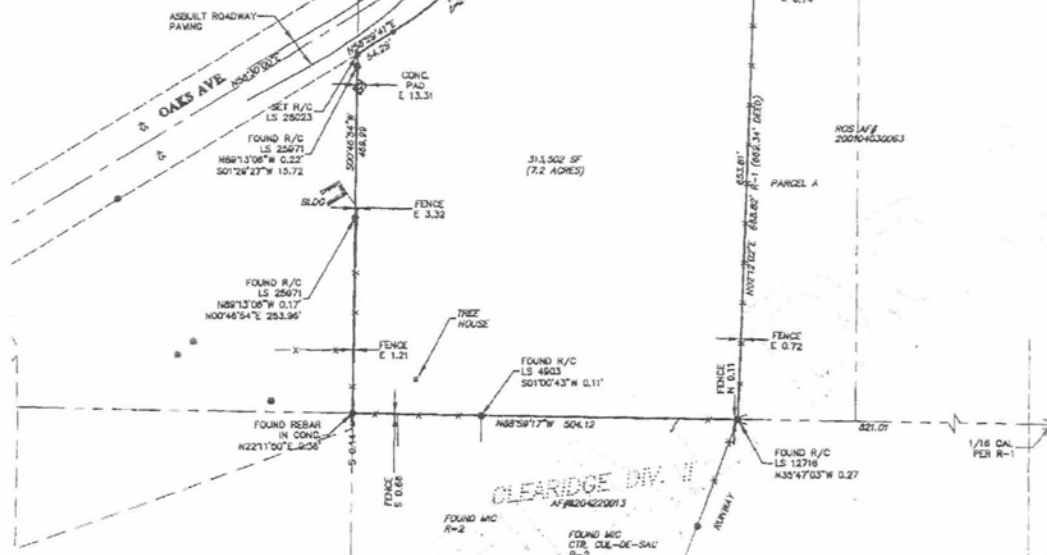
TRIANGLE S-6
SERIAL 92710977, STD DEV 3",
ECON & (3MM + 2PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE
LINEAR AND ANGULAR MEASUREMENTS
MADE ON EXISTING STANDARDS SET IN WAC
332-130-000

BASIS OF BEARING

EAST/WEST CENTER LINE, SECTION 22, T 35 N,
R 1 E, W.M., AS PER RGS AF #200104030003,
RECORDS OF SNOOK COUNTY, WASHINGTON.



LEGEND

- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR SET WITH YELLOW CAP MARKED
DGS LS 28023

NOTES

1. NORTHWEST DATUM & DESIGN, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT FILE SEARCH MAY DISCLOSE, OTHER THAN THE EASEMENTS SHOWN ON THIS SURVEY.
2. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3. THE DATE OF THIS RETRACEMENT IS JUNE 23, 2008.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS AT THE REQUEST OF:

Martha B. Richardson in July 2008

Douglas B. Richardson
CERTIFICATE NO. 28023



NORTHWEST DATUM & DESIGN CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1126 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464

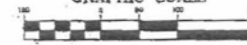
DOUGLAS B. RICHARDSON P.E., P.L.S.

AUDITOR'S CERTIFICATE

200807220033
Snohomish County Auditor
7/22/2008 Page 1 of 1 11:01:06AM

J. Yarnquist
COUNTY AUDITOR OR DEPUTY AUDITOR

GRAPHIC SCALE



CENTER OF SECTION 22
PTS R-1



SCALE: 1"=500'

R-1 PORT OF ANACORTES RGS
AF #200104030003, RECORDS OF
SNOOK COUNTY, WASHINGTON

RATIO & PROPORTION OF LOTS ARE BASED UPON
THE L/W SUBDIVISION LINE BETWEEN L/W 1/4
CORNERS AND THE N/S SUBDIVISION LINE OF THE
CENTER NE 1/4. ALL LOTS & BLOCKS ARE LAYED
OUT PARALLEL AND PERPENDICULAR TO THIS NE
1/4 CENTER SUBDIVISION LINE.

R-2 PLAT OF CLEARIDGE DIV II
AF #2004220013

R-3 SHORT PLAT ANA 98-002
AF #8806220012



Section 22, T 35 N, R 1 E
Snohomish County, Washington

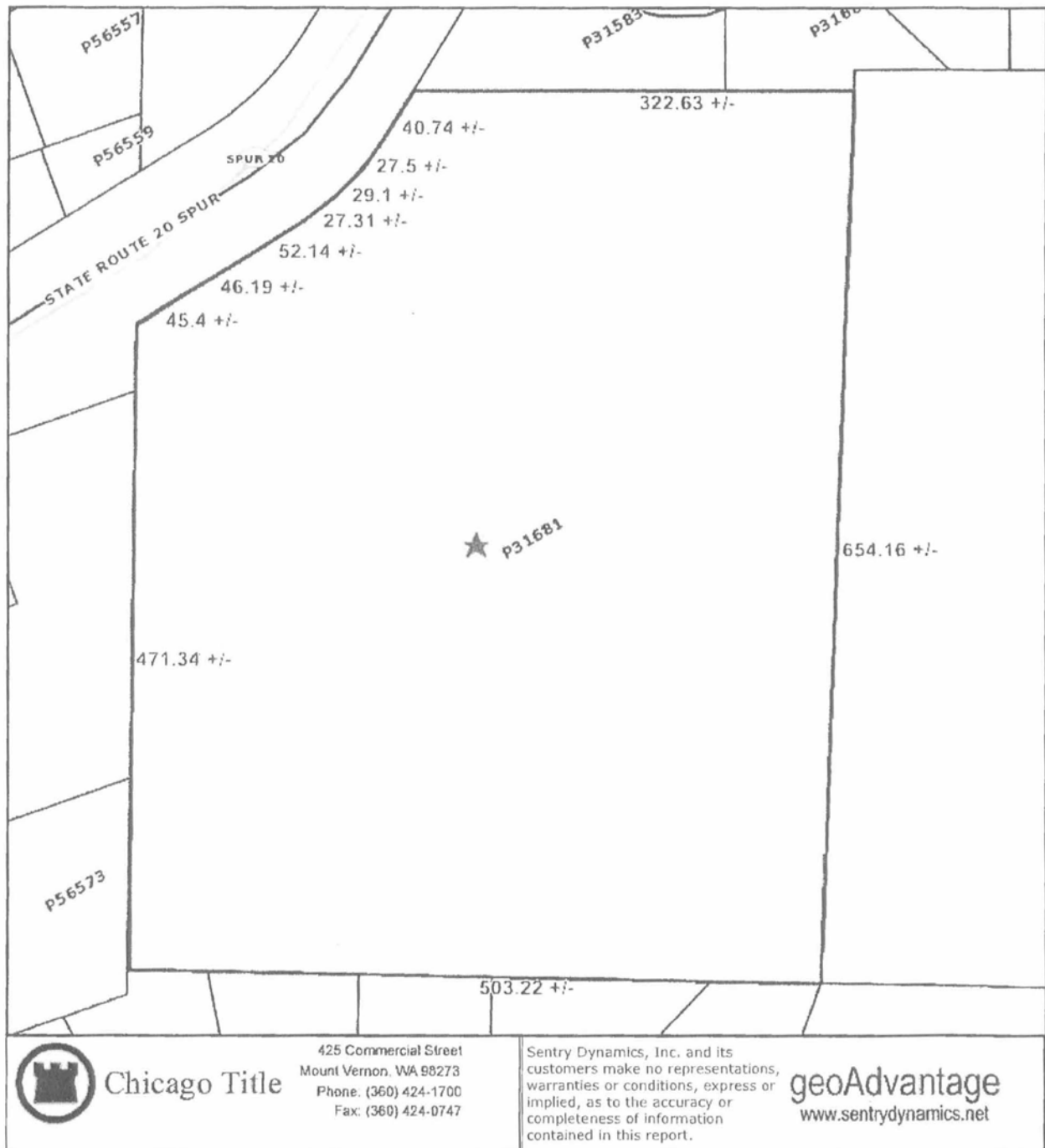
RECORD OF SURVEY

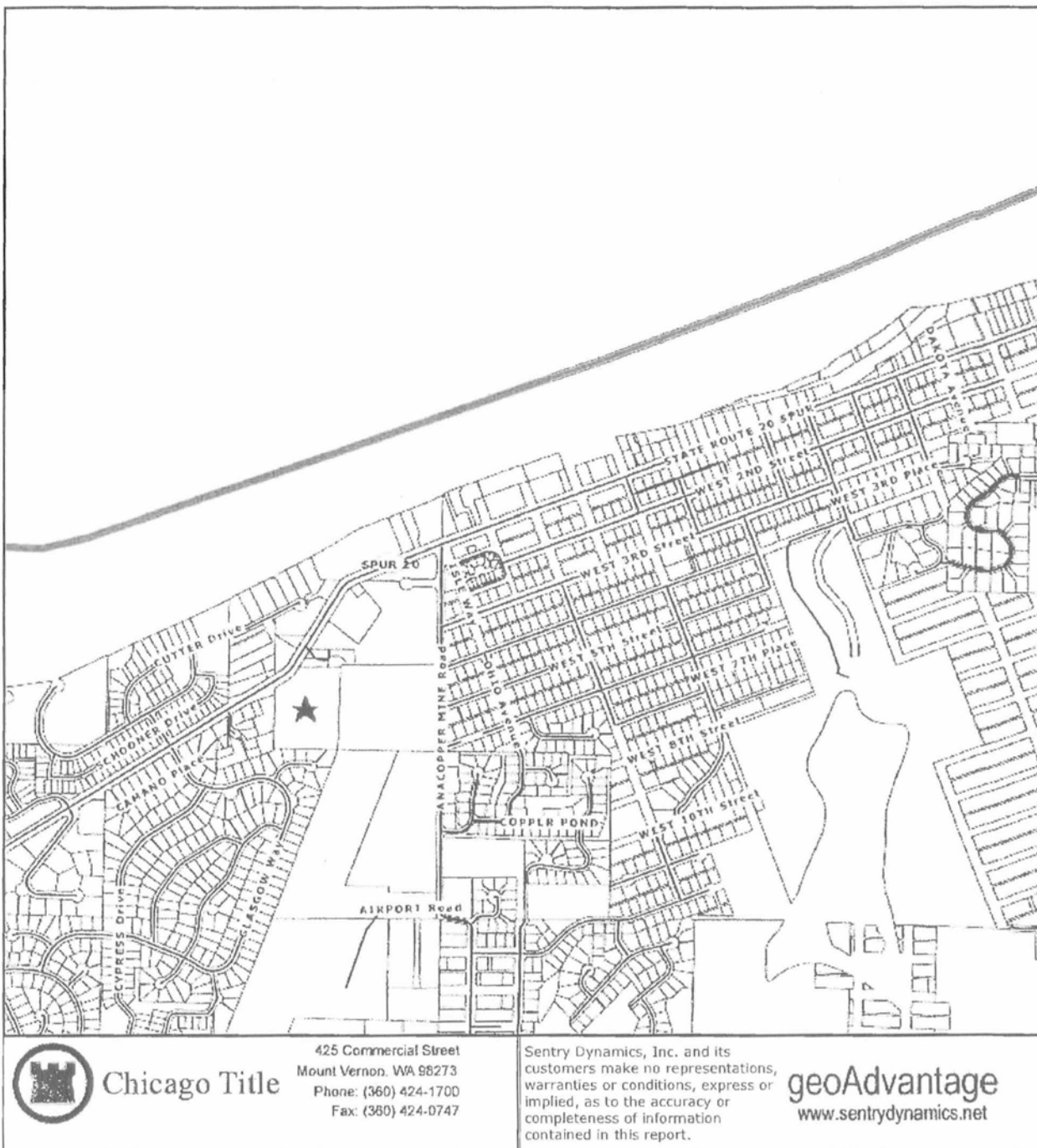
Portion of Lots 1-2

SURVEY in a portion of the NE 1/4 of the SE 1/4 of
Section 22, T 35 N, R 1 E, W.M.

MARTHA B. RICHARDSON
in Anacortes, Washington

PROJECT 08020
DRAWING 08020.DWG
DRAWN BY DKO
CHECKED BY DES
DATE 07-07-08
SHEET 1 OF 1





Chicago Title

425 Commercial Street
Mount Vernon, WA 98273
Phone: (360) 424-1700
Fax: (360) 424-0747

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

geoAdvantage
www.sentrydynamics.net

SKAGIT COUNTY
CITY OF ANACORTES

OUTER HARBOR LINE

CUEMES

CHANNEL

SKAGIT

CITY OF ANACORTES

BOYER HARBOR

TRACT 6

PLATE NO. 6

TIDE AND SHORELANDS

Scale 1 inch = 1 mile

B/P ANA
89-001

8/P ANA
91-00B

WEST 2ND PLACE
(UNOPENED)

GAZES AVENUE
SEATTLE
AVENUE

MAKING ADDITION TO
AMCORTES -
377 124

P3168

**CLEARING
DIVISION II**

GAMANG

DRIVE

GUENES

DEY COURT

11

Heavy

ANACOPPER MINE ROAD

HERRIGSTAD ENGINEERING

Civil Engineer

4320 Whistle Lake Road
Anacortes, WA 98221

Dale Herrigstad, P.E., P.L.S.
(360) 299-8804

PRELIMINARY
48 North on Fidalgo Island
DRAINAGE ANALYSIS

January 20, 2016

Job # 2015-53

Prepared By:
Dale K. Herrigstad P.E., P.L.S.



Client/Owner: 48 North LLC
PO Box 319
Anacortes, WA 98221

The stormwater plan will be based on the requirements of the 2005 DOE Stormwater Management Manual for Western Washington, as required by the City of Anacortes Drainage Ordinance.

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PROJECT DESCRIPTION:

This project is to develop a 7.2 acre parcel with 30 single family homes with a 32 foot wide interior road. The project is located on the southeast side of Oakes Avenue East of Glasgow Way 800 feet. The northwest boundary of the site borders Oakes Avenue for 278 feet. The east boundary of the site borders the Anacortes Airport property with the south boundary abutting the Clearidge development, the north boundary abutting the Eagle View Court 2 home sites and the west boundary abutting a single family property. The site slopes down to the northwest at approximately 12%. An interior circular road is proposed with one access onto Oakes Avenue. **See Attachment A.**

EXISTING CONDITIONS:

The 7.2 acre site is forested with no structures and no current access point. **See attachment B.**

DOE Stormwater Management Manual Minimum requirements:

According to the 2005 DOE manual figure 2.2, page 2-9:

- Does the site have 35% or more of existing impervious coverage – No.
- Does the site add 5000 square feet of new impervious surfaces – Yes
- Does the site $\frac{3}{4}$ acres or more of native vegetation to lawn – Yes
- Does the project have 2,000 square feet of new impervious surfaces – Yes

All Minimum requirements apply to this project. This report will work through each of the 10 requirements below.

Minimum Requirement #1: Prepare a Stormwater Site Plan.

Volume 1, Chapter 3 steps (page 3-1).

Step 1. Collect and Analyze Information on Existing Conditions.

The site slopes down to the Northwest to Oakes Avenue.

2. Prepare a Preliminary Development Layout.

A proposed layout is attached as attachment A.

Perform an offsite analysis: A small portion of the Airport runoff will sheet onto this property with the majority sheeting to the north around this site.

3. Determine and Read Applicable Minimum Requirements.

The applicable minimum requirements are 1 through 10 mostly due to the total new impervious surface is greater than 5,000 square feet.

4. Prepare a Permanent Stormwater Control Plan

Referring to Chapter 4 and determine threshold discharge areas and applicable requirements for treatment and flow control.

First, determine the amount of effective Pollution-generating impervious surfaces (PGIS) and Pollution-generating pervious surface (PGPS) to determine treatment requirements.

Threshold Discharge areas: Paved road area will be a total of 116,054 sf.

PGIS = 116,054 > 5000 SF

PGPS = 2.66 acres > $\frac{3}{4}$ acres

From table 2.1, section 2.5.6, page 2-27; Minimum treatment #6: Runoff treatment

Treatment is required.

Second, determine the amount of effective impervious surfaces and converted pervious surfaces.

Threshold Discharge areas table 2.2 Flow Control Requirements by Threshold Discharge Area:

New paved road area = 116,054 sf (2.66 acres)

New building & driveway area = 75,000 sf (1.72 acres)

Total new impervious = 191,054 sf > 10,000 SF

Flow Control Facilities are required unless we can show that the conveyance pipe has the capacity to convey the 100 year storm event to Guemes Channel.

Step 6. Prepare a Construction Stormwater Pollution Prevention Plan. See minimum requirement #2 below for SWPP.

Step 7. Complete a Stormwater Site Plan: The project overview has been provided at the beginning of this report along with an existing conditions description. Maps are included in the attachments. Offsite analysis is provided in section step 3 above.

Step 8. Check compliance with all applicable minimum requirements: To take place during and after construction.

Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP)

This project must meet the 12 elements of a SWPP because the site exceeds the threshold of 2,000 square feet of new impervious surfacing.

1. Mark Clearing limits: An orange construction fence will be provided around the perimeter of the site.
2. Establish Construction Access: A construction entrance will be installed at proposed entrance to site.
3. Control Flow Rates: Flow control required see the analysis below.
4. Install Sediment controls: As a first step in the construction process the contractor shall install silt fencing on the downhill side of the site.
5. Stabilized Soils: Most site excavation will be hauled off site except where used for fill for the road and driveway access. Disturbed soils will covered as required by ECS notes.
6. Protect Slopes: The steep slopes will need special attention with mulch covering and seeding as conditions require.
7. Protect Drain Inlets: Storm drain inlets on Oakes Avenue will require inlet protection and noted on the plans.
8. Stabilize Channels and Outlets: Onsite exposed soils will be stabilized as stipulated in construction notes.
9. Control Pollutants: Applicable notes are included on construction drawing.
10. Control De-Watering: No deep excavations are proposed for this project and de-watering should not be an issue.
11. Maintain BMPs: Applicable notes are included on construction drawing.
12. Manage the Project: Applicable notes are included on construction drawing.

Minimum Requirement #3: Source Control of Pollution

During construction the site will be cleared except for trees proposed to retain around perimeter of the site as shown on the tree preservation plan. Control of erosion will be as noted in erosion control notes by covering exposed soils or seeding disturbed areas.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

The natural drainage from this site is north to Oakes Avenue. No change is proposed for future runoff.

Minimum Requirement #5: On-site Stormwater Management

All hard surfaces will be directed to the new storm water conveyance systems.

Minimum Requirement #6: Runoff Treatment

Run off treatment will be provided with a proposed rain garden near the entrance to the site at the low point of the project.

Minimum Requirement #7: Flow Control

The downstream conveyance system beginning on the north side of Oakes Avenue across from this project with a slight modification at the entrance to San Juan Passage at Ship Harbor Blvd. has been analyzed and found to have capacity to convey the 100 year storm event to Guemes Channel with no flow control required. Please see analysis below.

Developed Conditions:

The developed basin will include an area of 9.49 acres (See Basin A plan Attachment C) with 38% impervious area (3.61 acres) and 5.88 acres of pervious grass and landscaping.

The peak flow from WWHM3 is 3.15 cfs for the 100 year storm event to the downstream drainage system (see the WWHM3 Hydraulic model at the end of this report). A 12" crossing in Oakes will convey the storm water to the North side of Oakes and enter the storm system flow west on Oakes Avenue.

The downstream system was first modeled with a backflow spreadsheet for the Clearidge drainage basin flowing through San Juan Passage and down Edwards Avenue to the outfall and Guemes Channel. This system was found to be in surcharge and will not have the capacity for the additional flow. By redirecting the flow from the Oakes Avenue north drainage system at Ship Harbor Blvd. to the San Juan Passage drainage system the flow from 48 North will bypass the Clearidge drainage system to the common outlet at Guemes Channel and will have the capacity even when combined with the San Juan Passage drainage. The peak San Juan Passage basin of 8.45 acres will be 2.80 cfs for the 100 year storm event for a total flow of 5.95 cfs. See the downstream drainage system in Attachment D and backwater analysis in Attachment E.

Minimum Requirement #8: Wetland Protection

There are no wetlands on or near this site.

Minimum Requirement #9: Basin/Watershed Planning

This basin is G5 as modeled in the City of Anacortes 2007 Storm Water Management Plan. Our modeling concurs with the results of the 2007 plan with the 18" storm line in Edwards Way surcharged. See Attachment F. Our plan is to bypass the 18" storm line through the 12" storm line also in Edwards Way.

Minimum Requirement #10: Operation and Maintenance

Operation and maintenance of the drainage system will be the responsibility of the homeowners association and the maintenance plan will be attached to this report.

WATER QUALITY DESIGN:

The 6 month storm event for the road surface will be treated with a rain garden at the entrance to the plat yet to be designed. See typical rain garden detail in attachment G.

TEMPORARY SEDIMENT TRAP

During construction a temporary Sedimentation Trap will provide erosion control of sediment for the 4.67 acre site. The sediment trap will be designed in accordance with the King County Surface Water Design Manual Appendix D.4.5.2.

The surface area (SA) of the pond will be 2080 square feet per cfs inflow for the 2 year developed runoff event.

$$Q_{2\text{years}} = 0.23 \text{ cfs}$$

$$SA = 2080 \text{ sf/cfs} \times 0.23 \text{ cfs} = 478 \text{ sf}$$

3:1 side slopes

2' depth.

A 20 by 24 foot surface area will provide the treatment area required for this site if needed.

CONCLUSION:

Storm water detention will not be required due to use of existing storm system with the capacity to convey the 100 year storm event to Guemes Channel. Water quality treatment for Basic Treatment will be provided on site prior to discharge with a rain garden.

Western Washington Hydrology Model PROJECT REPORT

Project Name: ww4
 Site Address: Oakes Aven
 City : Anacortes
 Report Date : 9/20/2015
 Gage : Burlington
 Data Start : 1948/10/01
 Data End : 1999/09/30
 Precip Scale: 0.80
 WWHM3 Version:

PREDEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Forest, Mod	9.49

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	5.88

<u>Impervious Land Use</u>	<u>Acres</u>
ROADS MOD	2.88
ROOF TOPS FLAT	0.73

ANALYSIS RESULTS

<u>Flow Frequency Return Period</u>	<u>Return Period</u>	<u>Flow(cfs)</u>	<u>POC #1</u>
-------------------------------------	----------------------	------------------	---------------

2 year	0.078333
5 year	0.176552
10 year	0.255082
25 year	0.362629
50 year	0.445558
100 year	0.528944

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.994788
5 year	1.441602
10 year	1.786083
25 year	2.280512
50 year	2.694319
100 year	3.149293

Water Quality BMP Flow and Volume for POC 1.

On-line facility volume: 0.4337 acre-feet
On-line facility target flow: 0.01 cfs.
Adjusted for 15 min: 0.4749 cfs.
Off-line facility target flow: 0.2584 cfs.
Adjusted for 15 min: 0.2712 cfs.

FLOW THROUGH SAN JUAN PASSAGE

Western Washington Hydrology Model
PROJECT REPORT

Project Name: default
Site Address: Edwards Way
City : Anacortes
Report Date : 10/14/2015
Gage : Burlington
Data Start : 1948/10/01
Data End : 1999/09/30
Precip Scale: 0.80
WWHM3 Version:

PREDEVELOPED LAND USE

Name : 8.45Basin 1
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Forest, Mod	8.45

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	5.24

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

ROADS MOD	2.57
ROOF TOPS FLAT	0.64

Element Flows To:

Surface

Interflow

Groundwater

MITIGATED LAND USE

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

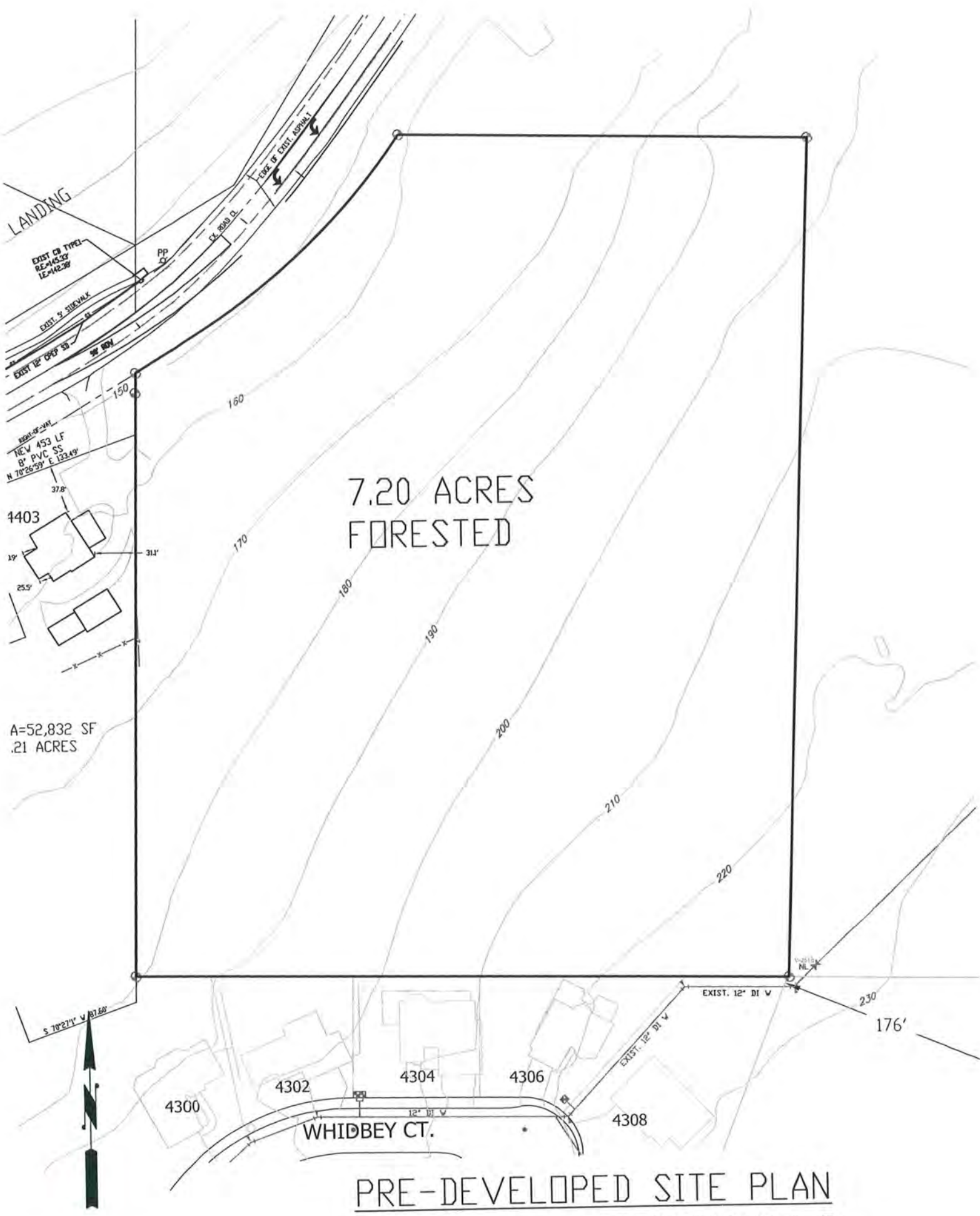
<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.069748
5 year	0.157204
10 year	0.227128
25 year	0.322889
50 year	0.39673
100 year	0.470977

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.885085
5 year	1.282725
10 year	1.589312
25 year	2.029374
50 year	2.397696
100 year	2.802672

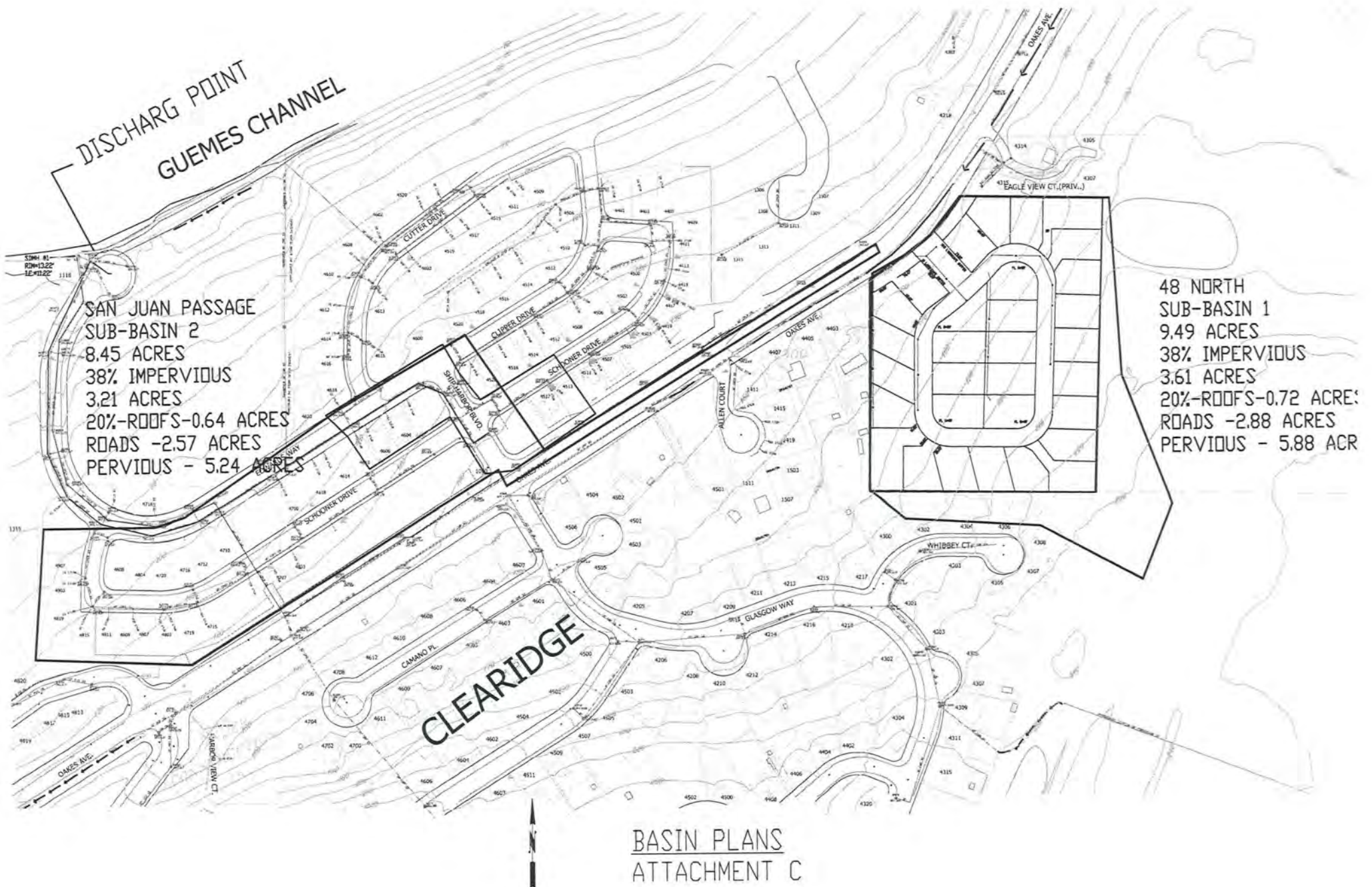
N 88°39'46" W 316.28'

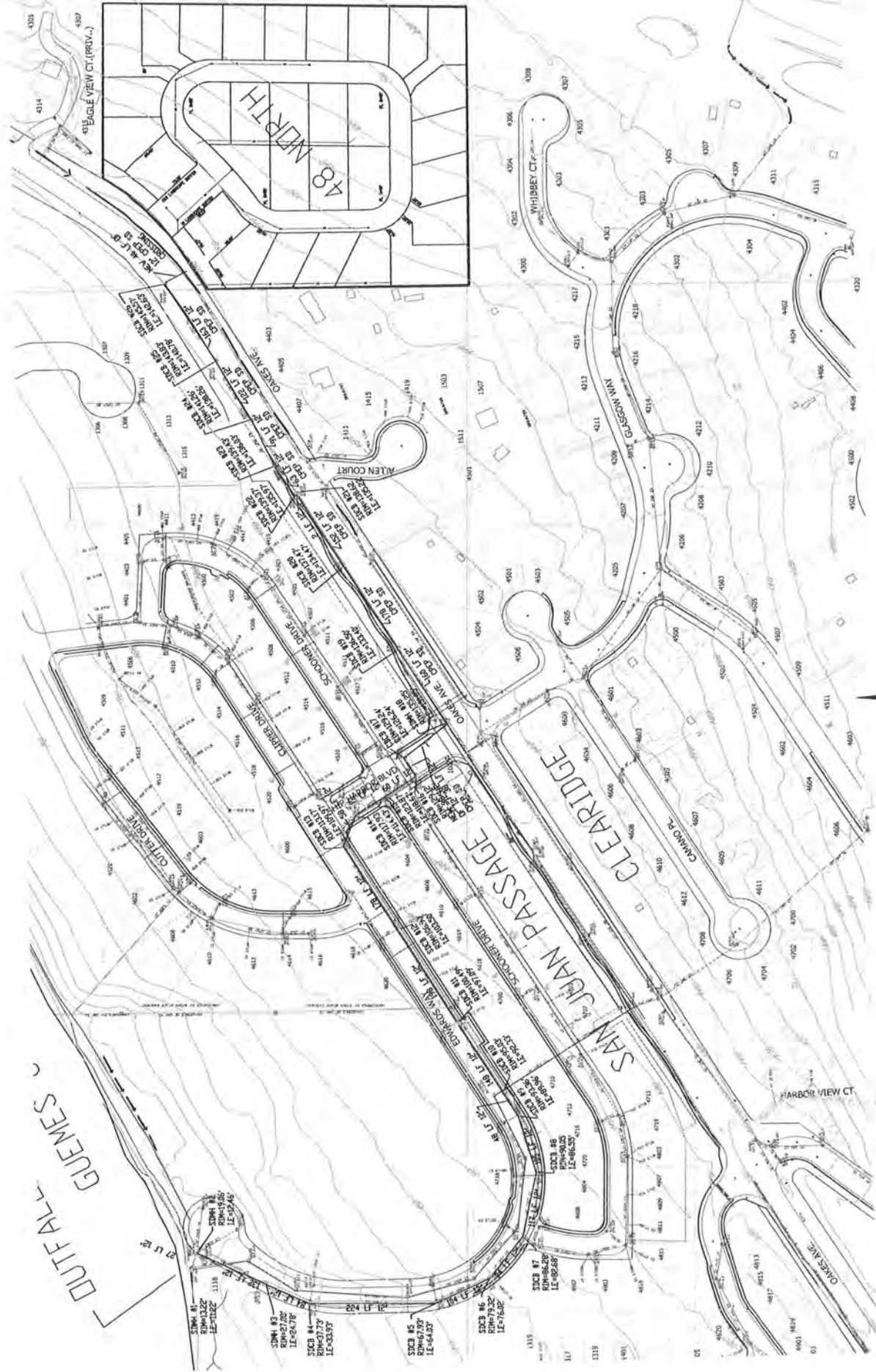




7.20 ACRES
FORESTED

PRE-DEVELOPED SITE PLAN
ATTACHMENT B





DOWNSTREAM DRAINAGE
ATTACHMENT D

ATTACHMENT E

BACKWATER CALCULATION SHEET FOR 48 North to outlet to Guemes Channel

Date 10-14-2015

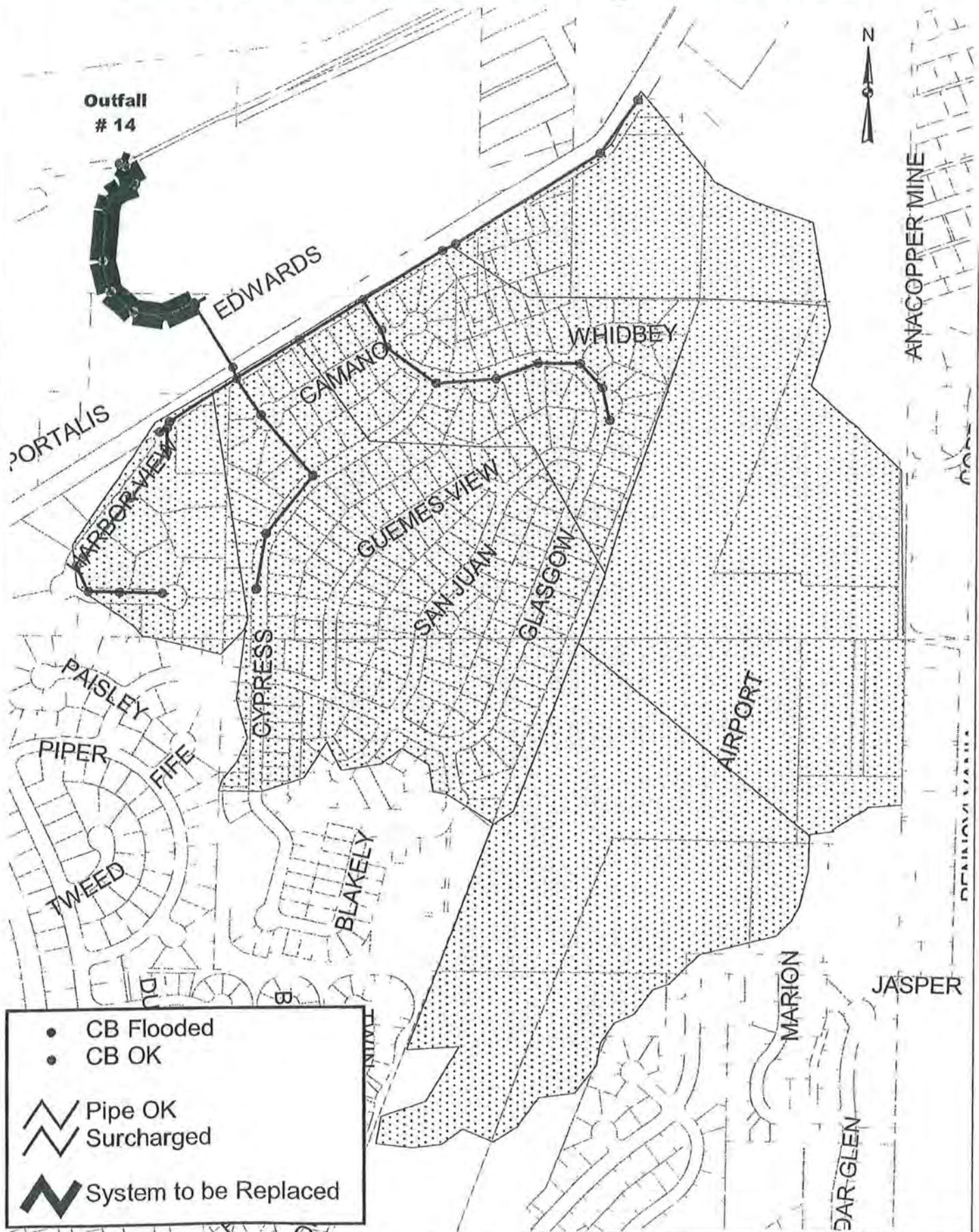
From DOE Manual Section III-2.3

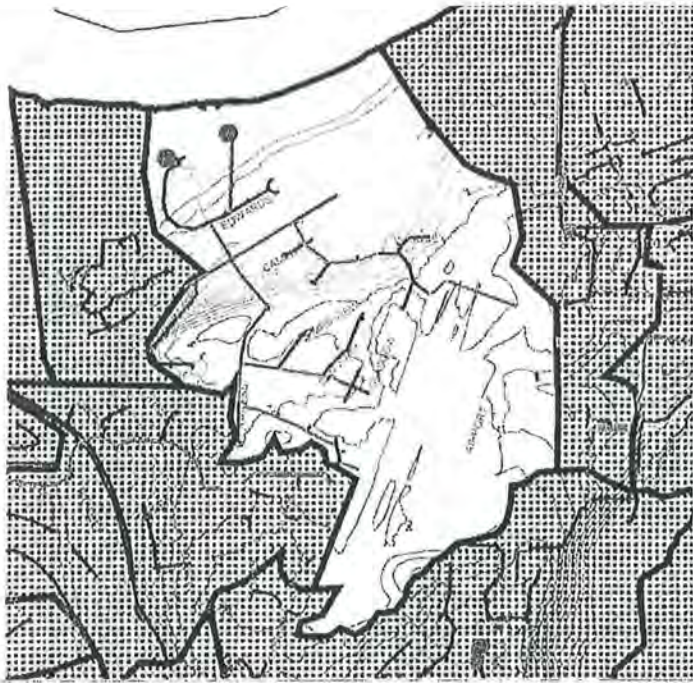
48 Degrees North Drainage through San Juan Passage to Outfall

Storm system revision to provide adequate capacity for the 100-year storm event 35.6 cfs

		1	2	3.0	4	5	6		7	8	9	10	11	12	13	14	15	16.0	17	18	19	20		
Pipe								wet	Bar-	Hyd	Bar-	Barrel		Fric-	Entr	Entr	Exit	Outlet	Inlet	Appr.	Bend	Junc.		
Segment	Q				Outlet	Inlet	Peri	rel	Rad.	rel	Vel.	TW	tion	HGL	HGL	Head	Cntrl	Cntrl	Vel	Head	Head	HW	RIM	
CB to CB	cfs				Elev.	Elev.	meter	sq. ft.	R	Vel	Head	Elev.	loss	elev.	Elev.	Loss	Elev.	Elev.	Head	Loss	Loss	Elev.	Elev.	
out	2	6.0	27.00	12.0	0.014	11.22	12.46	3.14	0.79	0.25	7.64	0.91	10.00	0.88	10.88	0.45	0.91	12.24	13.4	0.906	0.00	0.00	12.50	19.06
2	3	6.0	132.00	12.0	0.014	12.46	24.78	3.14	0.79	0.25	7.64	0.91	12.50	4.30	16.80	0.45	0.91	18.16	26.6	0.906	0.27	0.00	25.95	27.08
3	4	6.0	84.00	12.0	0.014	24.78	33.93	3.14	0.79	0.25	7.64	0.91	25.95	2.74	28.68	0.45	0.91	30.04	35.7	0.906	0.56	0.00	35.39	37.73
4	5	6.0	224.00	12.0	0.014	33.93	64.03	3.14	0.79	0.25	7.64	0.91	35.39	7.29	42.68	0.45	0.91	44.04	65.8	0.906	0.56	0.00	65.49	67.93
5	6	6.0	104.00	12.0	0.014	64.03	76.02	3.14	0.79	0.25	7.64	0.91	35.39	3.39	38.77	0.45	0.91	40.13	77.8	0.906	0.56	0.00	77.48	79.32
6	7	6.0	94.00	12.0	0.014	76.02	82.68	3.14	0.79	0.25	7.64	0.91	77.48	3.06	80.54	0.45	0.91	81.90	84.5	0.629	0.39	0.15	84.39	86.28
7	8	5.0	117.00	12.0	0.014	82.68	86.55	3.14	0.79	0.25	6.37	0.63	84.39	2.65	87.04	0.31	0.63	87.98	88.4	0.629	0.39	0.10	88.21	90.05
8	9	5.0	105.00	12.0	0.014	86.55	89.96	3.14	0.79	0.25	6.37	0.63	88.21	2.37	90.59	0.31	0.63	91.53	91.8	0.629	0.85	0.20	92.18	93.36
9	10	5.0	48.00	12.0	0.014	89.96	92.33	3.14	0.79	0.25	6.37	0.63	92.18	1.09	93.27	0.31	0.63	94.21	94.1	0.629	0.00	0.00	93.50	95.03
10	11	5.0	148.00	12.0	0.014	92.33	97.09	3.14	0.79	0.25	6.37	0.63	93.50	3.35	96.85	0.31	0.63	97.79	98.9	0.629	0.00	0.00	98.26	100.49
11	12	5.0	198.00	12.0	0.014	97.09	103.50	3.14	0.79	0.25	6.37	0.63	98.26	4.48	102.74	0.31	0.63	103.68	105.3	0.629	0.00	0.00	104.67	106.9
12	13	5.0	178.00	12.0	0.014	103.50	109.97	3.14	0.79	0.25	6.37	0.63	104.67	4.03	108.70	0.31	0.63	109.64	111.8	0.629	0.00	0.00	111.14	113.17
13	14	5.0	58.00	12.0	0.014	109.97	114.43	3.14	0.79	0.25	6.37	0.63	111.14	1.31	112.45	0.31	0.63	113.40	116.2	0.629	0.00	0.00	115.60	117.93
14	15	5.0	65.00	12.0	0.014	114.43	118.67	3.14	0.79	0.25	6.37	0.63	115.60	1.47	117.07	0.31	0.63	118.01	120.5	0.629	0.00	0.00	119.84	123.87
15	16	5.0	60.00	12.0	0.014	118.67	125.12	3.14	0.79	0.25	6.37	0.63	119.84	1.36	121.20	0.31	0.63	122.14	126.9	0.629	0.00	0.00	126.29	129.12
16	17	5.0	38.00	12.0	0.014	125.12	126.24	3.14	0.79	0.25	6.37	0.63	126.29	0.86	127.15	0.31	0.63	128.09	128.0	0.629	0.00	0.00	127.46	129.24
17	18	5.0	98.00	12.0	0.014	126.24	131.05	3.14	0.79	0.25	6.37	0.63	127.46	2.22	129.68	0.31	0.63	130.63	132.9	0.308	0.00	0.00	132.54	135.25
18	19	3.5	160.00	12.0	0.014	131.05	133.40	3.14	0.79	0.25	4.46	0.31	132.54	1.77	134.31	0.15	0.31	134.78	135.2	0.308	0.00	0.00	134.89	136.5
19	20	3.5	178.00	12.0	0.014	133.40	134.47	3.14	0.79	0.25	4.46	0.31	134.89	1.97	136.86	0.15	0.31	137.33	136.3	0.250	0.00	0.00	137.08	137.47
20	21	3.2	152.00	12.0	0.014	134.47	135.22	3.14	0.79	0.25	4.01	0.25	137.08	1.36	138.44	0.12	0.25	138.82	137.0	0.250	0.00	0.00	138.57	138.62
21	22	3.2	2.00	12.0	0.014	135.22	135.97	3.14	0.79	0.25	4.01	0.25	138.57	0.02	138.58	0.12	0.25	138.96	137.8	0.250	0.00	0.00	138.71	139.37
22	23	3.2	63.00	12.0	0.014	135.97	136.03	3.14	0.79	0.25	4.01	0.25	138.71	0.57	139.27	0.12	0.25	139.65	137.8	0.250	0.00	0.00	139.40	139.43
23	24	3.2	91.00	12.0	0.014	136.03	138.26	3.14	0.79	0.25	4.01	0.25	139.40	0.82	140.22	0.12	0.25	140.59	140.1	0.250	0.00	0.00	140.34	141.26
24	25	3.2	122.00	12.0	0.014	138.26	140.78	3.14	0.79	0.25	4.01	0.25	140.34	1.10	141.44	0.12	0.25	141.81	142.6	0.250	0.00	0.00	141.56	143.83
25	26	3.2	163.00	12.0	0.014	140.78	142.63	3.14	0.79	0.25	4.01	0.25	141.56	1.46	143.02	0.12	0.25	143.40	144.4	0.000	0.00	0.00	144.43	145.57

Basin G5 Modeling Results





Basin G5 – This basin extends east from Basin G4, across Oakes Avenue to Guemes Channel. Approximately half of the Port of Anacortes Airport is located in this basin. It contains areas that are zoned Light Manufacturing, Commercial Marine 1, and Low Density Residential. This basin discharges to Outfall No. 14.



Basin G6 – This basin is located on the east of Basin G5, in the area of Anacopper Mine Road. It contains areas that are zoned Light Manufacturing, Light Manufacturing 1, and Low Density Residential. Two detention facilities are located within this basin. This basin discharges to Outfall No. 15.

ATTACHMENT F

2 OF 2

AMENDED ENGINEERED SOIL SPECIFICATIONS

1. SOIL MIX

65% GRAVELY SAND
35% COMPOST

2. GRAVELY SAND PER ASTM D 422

SIEVE SIZE	PERCENT PASSING
US NO. 4	100
US NO. 6	88-100
US NO. 8	79-97
US NO. 50	11-35
US NO. 200	5-15

3. MAXIMUM CLAY CONTENT SHOULD BE LESS THAN 5%.

4. SOIL MIXTURE SHOULD BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS AND OTHER SIMILAR OBJECTS GREATER THAN 2".

5. SOIL IS AVAILABLE PRE-MIXED AS 'VEGETABLE GARDEN MIX' FROM CEDAR GROVE COMPOSTING.

6. SOIL INSTALLED IN MAXIMUM LIFTS OF 6 INCHES AND FOOT COMPACTED.

7. NO HEAVY EQUIPMENT ALLOWED IN RAINGARDEN AREAS DURING OF AFTER CONSTRUCTION.



TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	CORNUS SP. "EDDIES WHITE WONDER"	ONAMENTAL DOGWOOD	6' HT. MIN



SHRUBS

2	CORNUS ALBA "ARGENTEOMARGINATE"	VARIEGATED REDTWIG DOGWOOD	1 GAL.
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2	CORNUS STOLINIFERA "ISANTI"	REDTWIG DOGWOOD	1 GAL.
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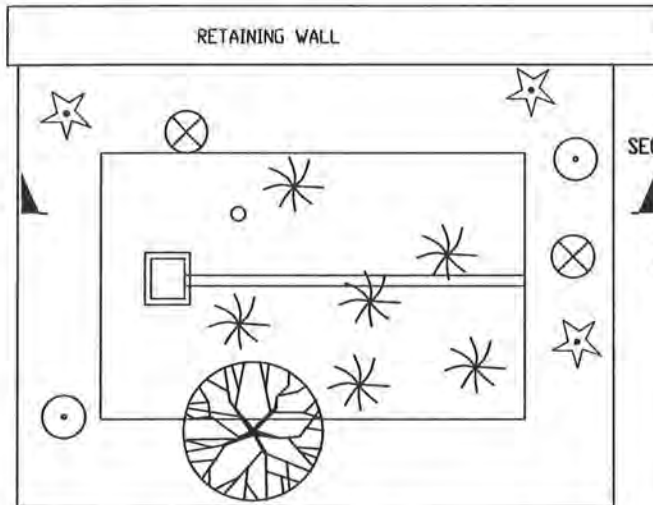


3	RHODODENDRUN "PJM"	PJM RHOD.	1 GAL.
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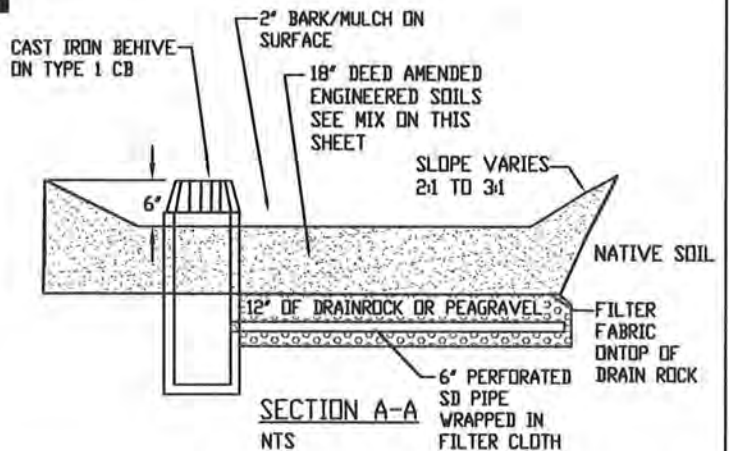
GRASSES

2	PENNISETUM CAUDATUM	FOUNTAIN GRASS	1 GAL.
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TYPICAL LANDSCAPING IN RAIN GARDEN
PLANT SPACING 4' TYPICAL
TREE WITH 8' SEPARATION

SECTION A-A



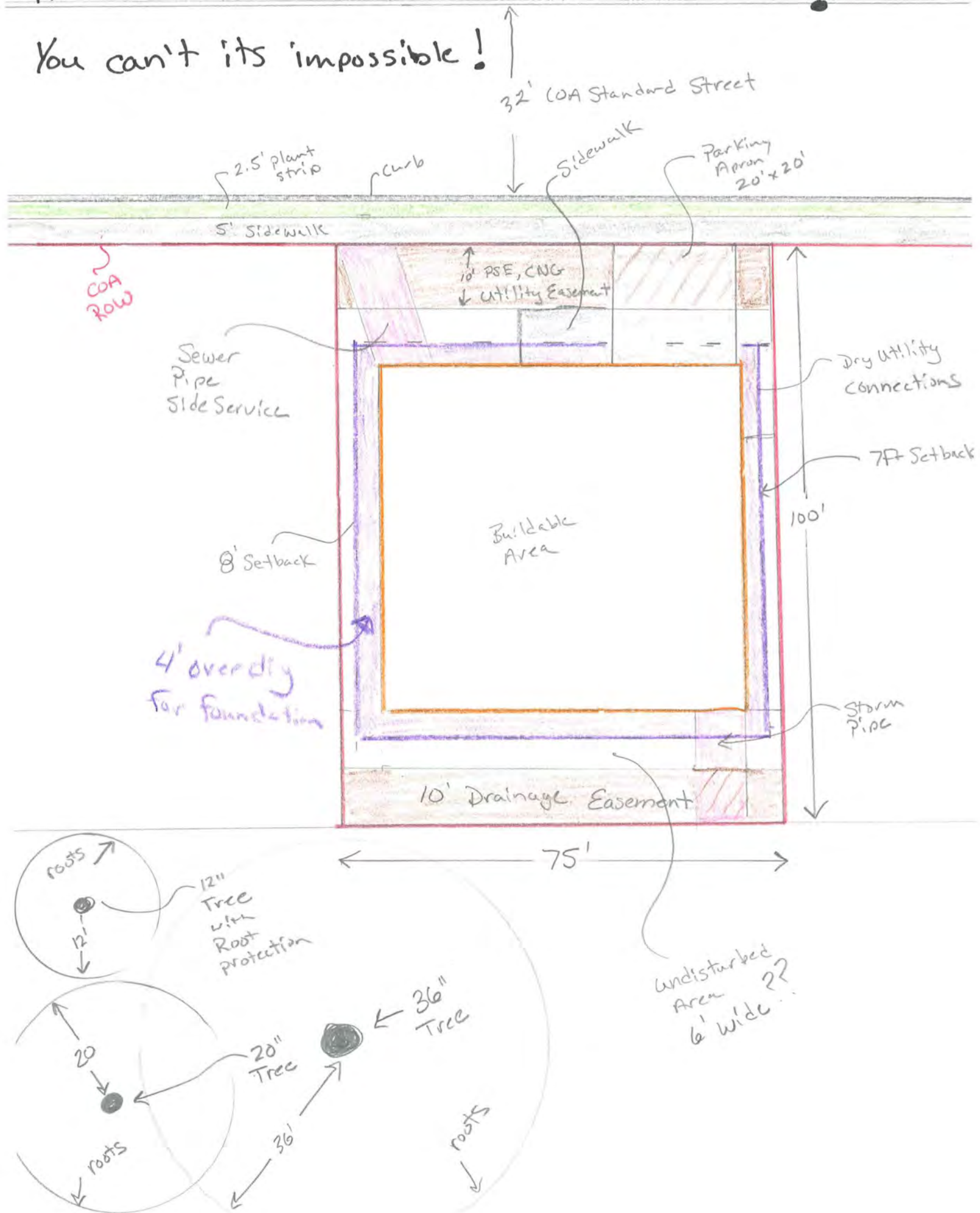
TYPICAL RAIN GARDEN DETAIL

ATTACHMENT G

1 OF 1

HOW DO YOU SAVE TREES ON A R-2 7500^{sq} Lot?

You can't its impossible!



HERRIGSTAD ENGINEERING

Civil Engineer

4320 Whistle Lake Road
Anacortes, WA 98221Dale Herrigstad, P.E., P.L.S.
(360) 299-8804**PRELIMINARY**

48 North on Fidalgo Island

DRAINAGE ANALYSIS**October 14, 2015**

Job # 2015-53

Prepared By:

Dale K. Herrigstad P.E., P.L.S.



Client/Owner: 48 North LLC
PO Box 319
Anacortes, WA 98221

The stormwater plan will be based on the requirements of the 2005 DOE Stormwater Management Manual for Western Washington, as required by the City of Anacortes Drainage Ordinance.

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5	Minimum Requirement #8: Wetland Protection
5	Minimum Requirement #9: Basin/Watershed Planning
5	Minimum Requirement #10: Operation and Maintenance
5	WATER QUALITY DESIGN
6	CONCLUSION
ATTACHMENT A	Developed Site Conditions
ATTACHMENT B	Existing Site Conditions
ATTACHMENT C	Basin Plans
ATTACHMENT D	Downstream Drainage Plan
ATTACHMENT E	Backwater Spread Sheet
ATTACHMENT F	Anacortes Stormwater Management Plan Basin G5

PROJECT DESCRIPTION:

This project is to develop a 7.2 acre parcel with 30 single family homes with a 32 foot wide interior road. The project is located on the southeast side of Oakes Avenue East of Glasgow Way 800 feet. The northwest boundary of the site borders Oakes Avenue for 278 feet. The east boundary of the site borders the Anacortes Airport property with the south boundary abutting the Clearidge development, the north boundary abutting the Eagle View Court 2 home sites and the west boundary abutting a single family property. The site slopes down to the northwest at approximately 12%. An interior circular road is proposed with one access onto Oakes Avenue. **See Attachment A.**

EXISTING CONDITIONS:

The 7.2 acre site is forested with no structures and no current access point. **See attachment B.**

DOE Stormwater Management Manual Minimum requirements:

According to the 2005 DOE manual figure 2.2, page 2-9:

Does the site have 35% or more of existing impervious coverage – No.

Does the site add 5000 square feet of new impervious surfaces – Yes

Does the site $\frac{3}{4}$ acres or more of native vegetation to lawn – Yes

Does the project have 2,000 square feet of new impervious surfaces – Yes

All Minimum requirements apply to this project. This report will work through each of the 10 requirements below.

Minimum Requirement #1: Prepare a Stormwater Site Plan.

Volume 1, Chapter 3 steps (page 3-1).

Step 1. Collect and Analyze Information on Existing Conditions.

The site slopes down to the Northwest to Oakes Avenue.

2. Prepare a Preliminary Development Layout.

A proposed layout is attached as attachment A.

Perform an offsite analysis: A small portion of the Airport runoff will sheet onto this property with the majority sheeting to the north around this site.

3. Determine and Read Applicable Minimum Requirements.

The applicable minimum requirements are 1 through 10 mostly due to the total new impervious surface is greater than 5,000 square feet.

4. Prepare a Permanent Stormwater Control Plan

Referring to Chapter 4 and determine threshold discharge areas and applicable requirements for treatment and flow control.

First, determine the amount of effective Pollution-generating impervious surfaces (PGIS) and Pollution-generating pervious surface (PGPS) to determine treatment requirements.

Threshold Discharge areas: Paved road area will be a total of 116,054 sf.

PGIS = 116,054 > 5000 SF

PGPS = 2.66 acres > $\frac{3}{4}$ acres

From table 2.1, section 2.5.6, page 2-27; Minimum treatment #6: Runoff treatment

Treatment is required.

Second, determine the amount of effective impervious surfaces and converted pervious surfaces.

Threshold Discharge areas table 2.2 Flow Control Requirements by Threshold

Discharge Area:

New paved road area = 116,054 sf (2.66 acres)

New building & driveway area = 75,000 sf (1.72 acres)

Total new impervious = 191,054 sf > 10,000 SF

Flow Control Facilities are required unless we can show that the conveyance pipe has the capacity to convey the 100 year storm event to Guemes Channel.

Step 6. Prepare a Construction Stormwater Pollution Prevention Plan. See minimum requirement #2 below for SWPP.

Step 7. Complete a Stormwater Site Plan: The project overview has been provided at the beginning of this report along with an existing conditions description. Maps are included in the attachments. Offsite analysis is provided in section step 3 above.

Step 8. Check compliance with all applicable minimum requirements: To take place during and after construction.

Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP)

This project must meet the 12 elements of a SWPP because the site exceeds the threshold of 2,000 square feet of new impervious surfacing.

1. Mark Clearing limits: An orange construction fence will be provided around the perimeter of the site.
2. Establish Construction Access: A construction entrance will be installed at proposed entrance to site.
3. Control Flow Rates: Flow control required see the analysis below.
4. Install Sediment controls: As a first step in the construction process the contractor shall install silt fencing on the downhill side of the site.
5. Stabilized Soils: Most site excavation will be hauled off site except where used for fill for the road and driveway access. Disturbed soils will covered as required by ECS notes.
6. Protect Slopes: The steep slopes will need special attention with mulch covering and seeding as conditions require.
7. Protect Drain Inlets: Storm drain inlets on Oakes Avenue will require inlet protection and noted on the plans.
8. Stabilize Channels and Outlets: Onsite exposed soils will be stabilized as stipulated in construction notes.
9. Control Pollutants: Applicable notes are included on construction drawing.
10. Control De-Watering: No deep excavations are proposed for this project and de-watering should not be an issue.
11. Maintain BMPs: Applicable notes are included on construction drawing.
12. Manage the Project: Applicable notes are included on construction drawing.

Minimum Requirement #3: Source Control of Pollution

During construction the site will be cleared except for trees proposed to retain around perimeter of the site as shown on the tree preservation plan. Control of erosion will be as noted in erosion control notes by covering exposed soils or seeding disturbed areas.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

The natural drainage from this site is north to Oakes Avenue. No change is proposed for future runoff.

Minimum Requirement #5: On-site Stormwater Management

All hard surfaces will be directed to the new storm water conveyance systems.

Minimum Requirement #6: Runoff Treatment

Run off treatment will be provided with a proposed rain garden near the entrance to the site at the low point of the project.

Minimum Requirement #7: Flow Control

The downstream conveyance system beginning on the north side of Oakes Avenue across from this project with a slight modification at the entrance to San Juan Passage at Ship Harbor Blvd. has been analyzed and found to have capacity to convey the 100 year storm event to Guemes Channel with no flow control required. Please see analysis below.

Developed Conditions:

The developed basin will include an area of 9.49 acres (See Basin A plan Attachment C) with 38% impervious area (3.61 acres) and 5.88 acres of pervious grass and landscaping.

The peak flow from WWHM3 is 3.15 cfs for the 100 year storm event to the downstream drainage system (see the WWHM3 Hydrolic model at the end of this report). A 12" crossing in Oakes will convey the storm water to the North side of Oakes and enter the storm system flow west on Oakes Avenue.

The downstream system was first modeled with a backflow spreadsheet for the Clearidge drainage basin flowing through San Juan Passage and down Edwards Avenue to the outfall and Guemes Channel. This system was found to be in surcharge and will not have the capacity for the additional flow. By redirecting the flow from the Oakes Avenue north drainage system at Ship Harbor Blvd. to the San Juan Passage drainage system the flow from 48 North will bypass the Clearidge drainage system to the common outlet at Guemes Channel and will have the capacity even when combined with the San Juan Passage drainage. The peak San Juan Passage basin of 8.45 acres will be 2.80 cfs for the 100 year storm event for a total flow of 5.95 cfs. See the downstream drainage system in Attachment D and backwater analysis in Attachment E.

Minimum Requirement #8: Wetland Protection

There are no wetlands on or near this site.

Minimum Requirement #9: Basin/Watershed Planning

This basin is G5 as modeled in the City of Anacortes 2007 Storm Water Management Plan. Our modeling concurs with the results of the 2007 plan with the 18" storm line in Edwards Way surcharged. See Attachment F. Our plan is to bypass the 18" storm line through the 12" storm line also in Edwards Way.

Minimum Requirement #10: Operation and Maintenance

Operation and maintenance of the drainage system will be the responsibility of the homeowners association and the maintenance plan will be attached to this report.

WATER QUALITY DESIGN:

The 6 month storm event for the road surface will be treated with a rain garden at the entrance to the plat yet to be designed.

TEMPORARY SEDIMENT TRAP

During construction a temporary Sedimentation Trap will provide erosion control of sediment for the 4.67 acre site. The sediment trap will be designed in accordance with the King County Surface Water Design Manual Appendix D.4.5.2.

The surface area (SA) of the pond will be 2080 square feet per cfs inflow for the 2 year developed runoff event.

$$Q_{2\text{years}} = 0.23 \text{ cfs}$$

$$SA = 2080 \text{ sf/cfs} \times 0.23 \text{ cfs} = 478 \text{ sf}$$

3:1 side slopes

2' depth.

A 20 by 24 foot surface area will provide the treatment area required for this site if needed.

CONCLUSION:

Storm water detention will not be required due to use of existing storm system with the capacity to convey the 100 year storm event to Guemes Channel. Water quality treatment for Basic Treatment will be provided on site prior to discharge with a rain garden.

Western Washington Hydrology Model PROJECT REPORT

Project Name: wwhm4
 Site Address: Oakes Aven
 City : Anacortes
 Report Date : 9/20/2015
 Gage : Burlington
 Data Start : 1948/10/01
 Data End : 1999/09/30
 Precip Scale: 0.80
 WWHM3 Version:

PREDEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Forest, Mod	9.49

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	5.88

<u>Impervious Land Use</u>	<u>Acres</u>
ROADS MOD	2.88
ROOF TOPS FLAT	0.73

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
----------------------	------------------

2 year	0.078333
5 year	0.176552
10 year	0.255082
25 year	0.362629
50 year	0.445558
100 year	0.528944

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.994788
5 year	1.441602
10 year	1.786083
25 year	2.280512
50 year	2.694319
100 year	3.149293

Water Quality BMP Flow and Volume for POC 1.

On-line facility volume: 0.4337 acre-feet
On-line facility target flow: 0.01 cfs.
Adjusted for 15 min: 0.4749 cfs.
Off-line facility target flow: 0.2584 cfs.
Adjusted for 15 min: 0.2712 cfs.

FLOW THROUGH SAN JUAN PASSAGE

Western Washington Hydrology Model

PROJECT REPORT

Project Name: default
Site Address: Edwards Way
City : Anacortes
Report Date : 10/14/2015
Gage : Burlington
Data Start : 1948/10/01
Data End : 1999/09/30
Precip Scale: 0.80
WWHM3 Version:

PREDEVELOPED LAND USE

Name : 8.45Basin 1
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Forest, Mod	8.45

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	5.24

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

ROADS MOD	2.57
ROOF TOPS FLAT	0.64

Element Flows To:		
Surface	Interflow	Groundwater

MITIGATED LAND USE

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

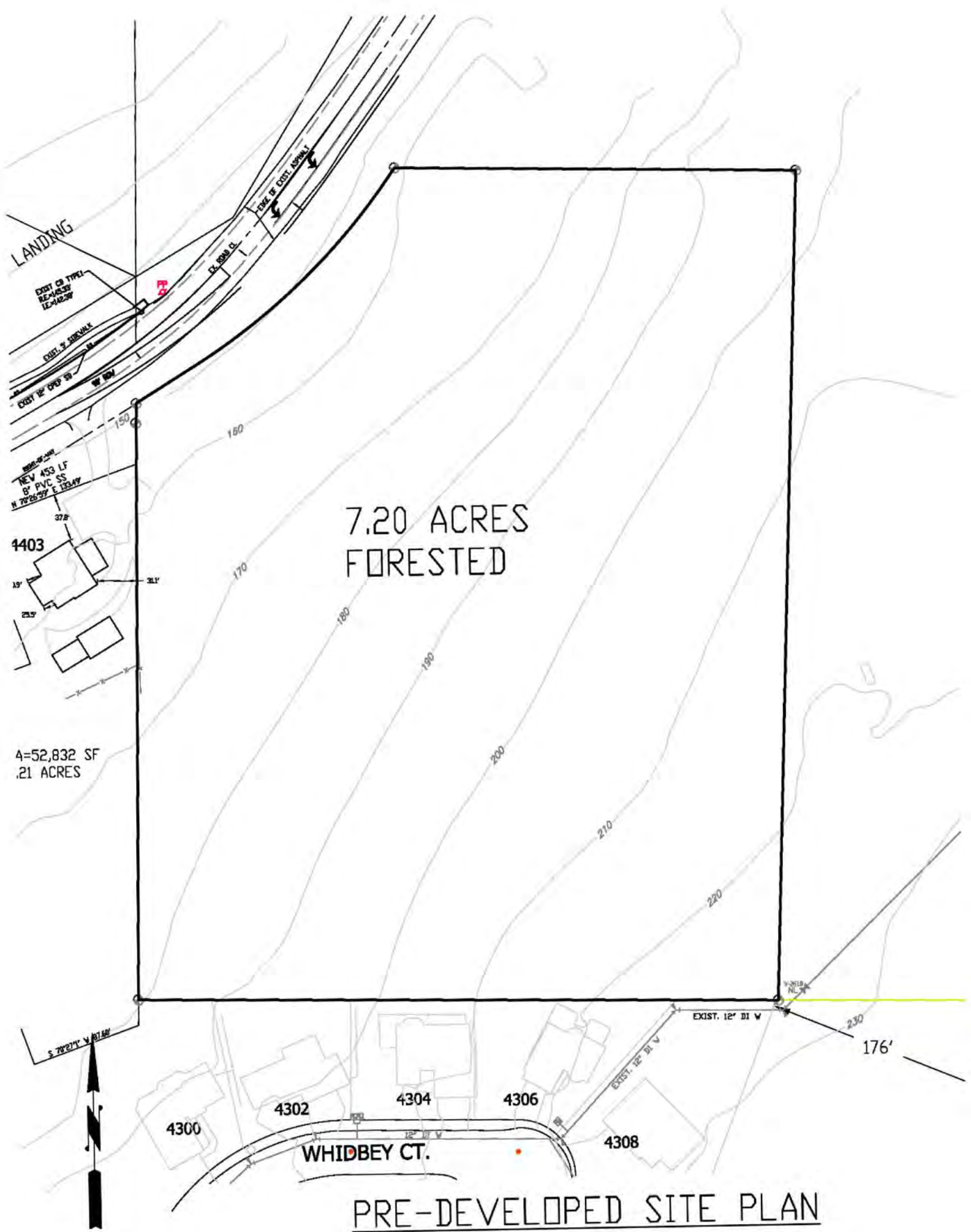
<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.069748
5 year	0.157204
10 year	0.227128
25 year	0.322889
50 year	0.39673
100 year	0.470977

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.885085
5 year	1.282725
10 year	1.589312
25 year	2.029374
50 year	2.397696
100 year	2.802672

N 88°39'46" W 316.28'

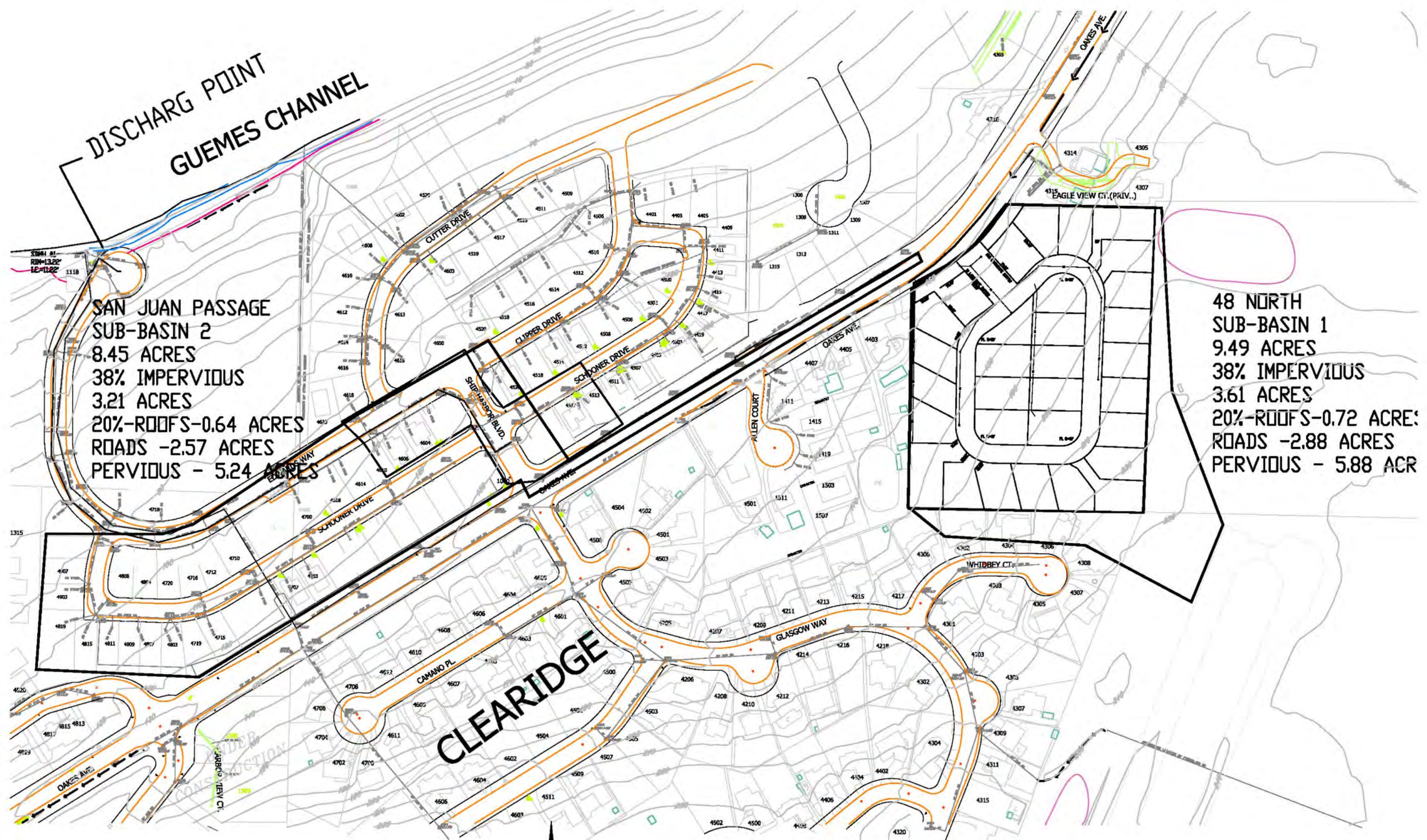




7.20 ACRES
FORESTED

WHIDBEY CT.

PRE-DEVELOPED SITE PLAN



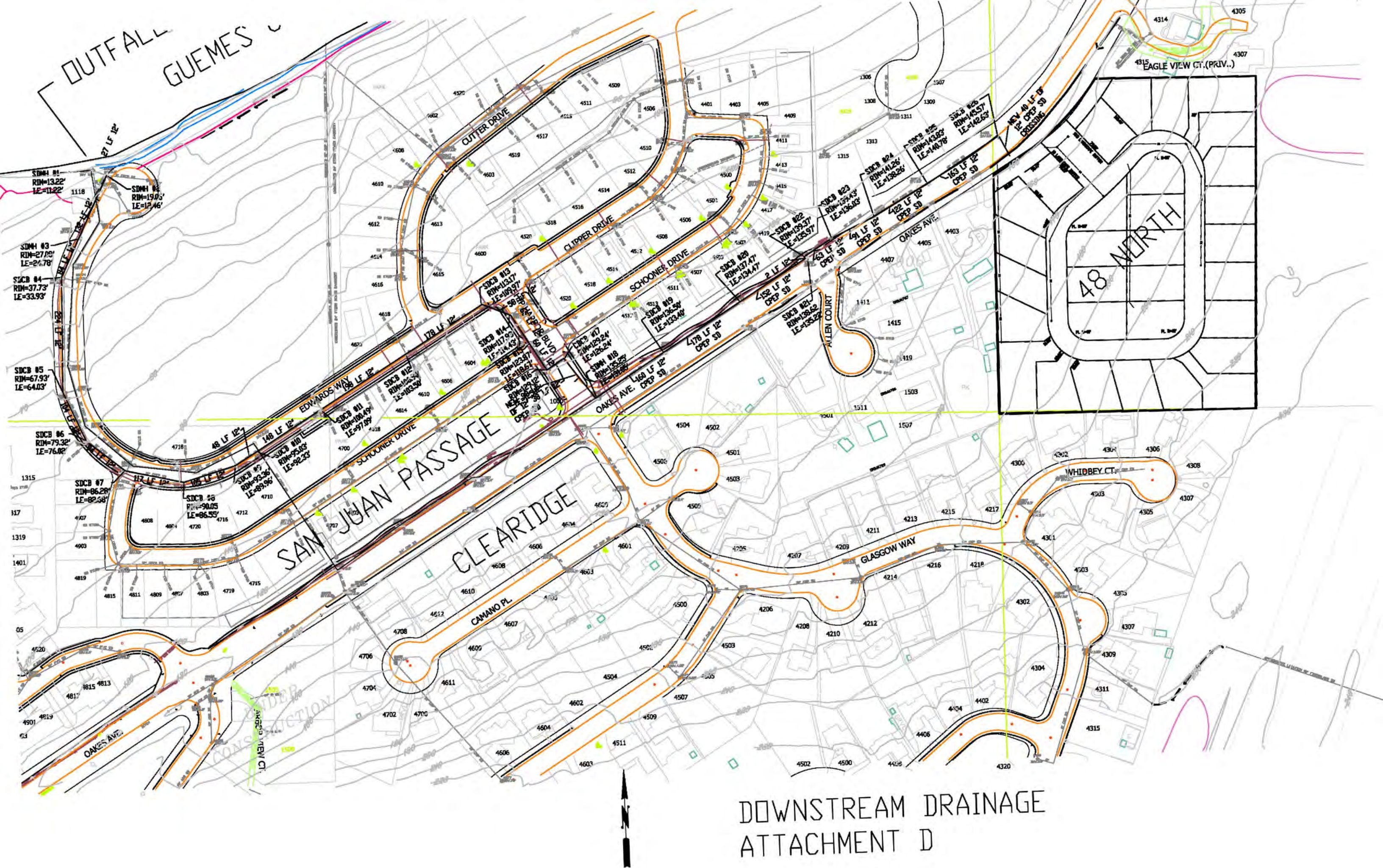
DISCHARGE POINT
GUEMES CHANNEL

SAN JUAN PASSAGE
SUB-BASIN 2
8.45 ACRES
38% IMPERVIOUS
3.21 ACRES
20%-ROOFS-0.64 ACRES
ROADS -2.57 ACRES
PERVIOUS - 5.24 ACRES

48 NORTH
SUB-BASIN 1
9.49 ACRES
38% IMPERVIOUS
3.61 ACRES
20%-ROOFS-0.72 ACRES
ROADS -2.88 ACRES
PERVIOUS - 5.88 ACR

CLEARIDGE

BASIN PLANS
ATTACHMENT C



ATTACHMENT E

BACKWATER CALCULATION SHEET FOR 48 North to outlet to Guemes Channel

Date 10-14-2015

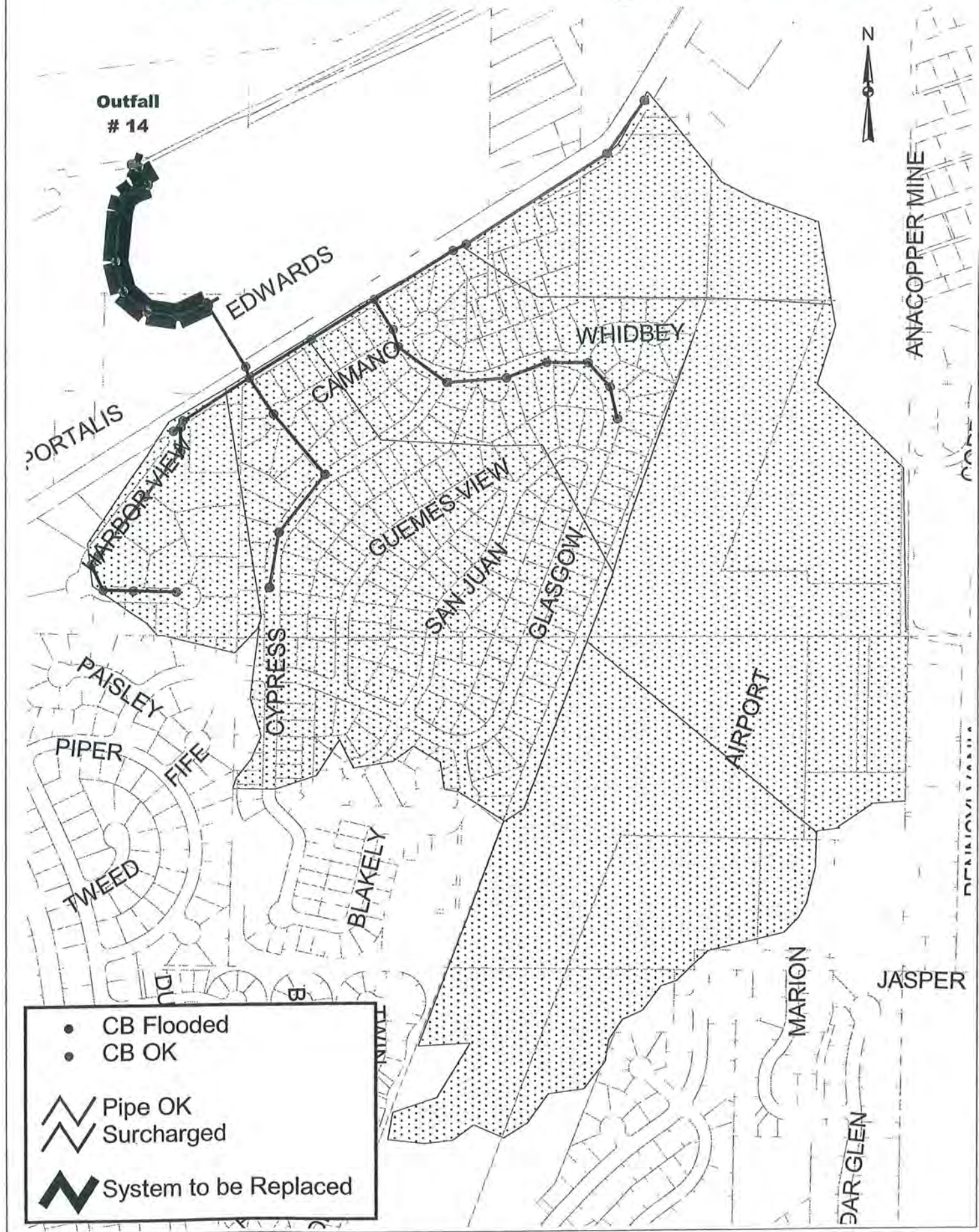
From DOE Manual Section III-2.3

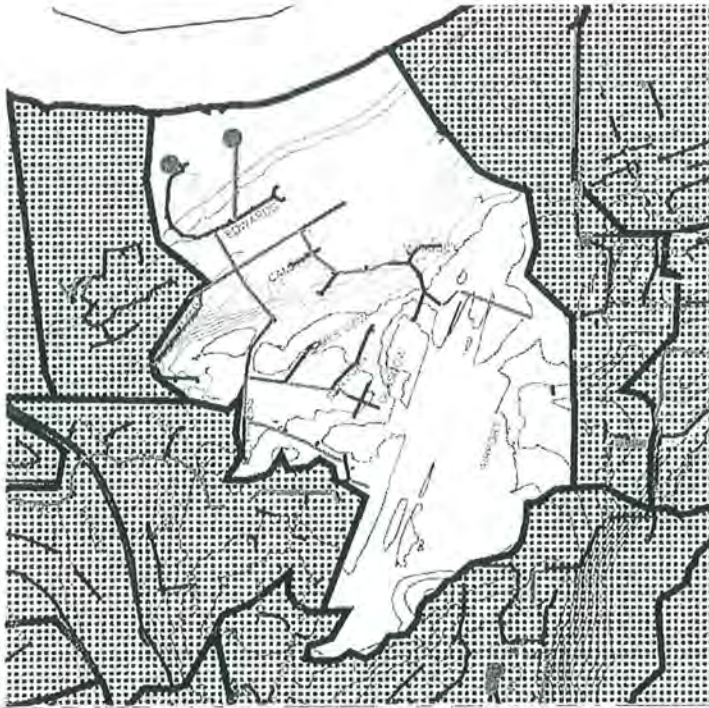
48 Degrees North Drainage through San Juan Passage to Outfall

Storm system revision to provide adequate capacity for the 100-year storm event 35.6 cfs

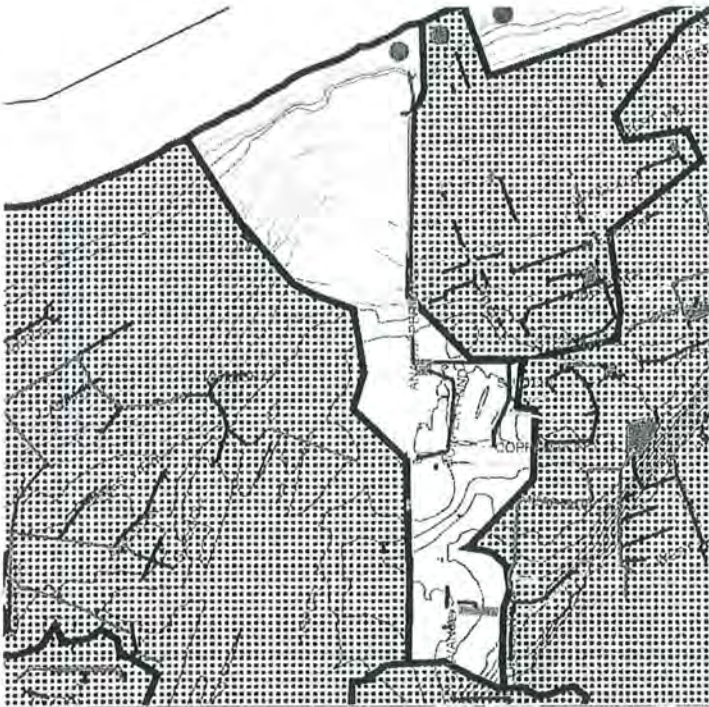
		1	2	3.0	4	5	6	7	8	9	10	11	12	13	14	15	16.0	17	18	19	20			
Pipe								wet	Bar-	Hyd	Bar-	Barrel												
Segment	Q	Ingth	Pipe	"n"	Outlet	Inlet	Peri	Area	Rad.	Vel	Head	TW	Fric-	Entr	Entr	Exit	Outlet	Inlet	Appr.	Bend	Junc.	HW	RIM	
CB to CB	cfs	ft	Size	value	Elev.	Elev.	meter	sq. ft.	R	fps	ft	ft	loss	elev.	Elev.	Loss	Elev.	Elev.	Head	Loss	Loss	Elev.	Elev.	
out	2	6.0	27.00	12.0	0.014	11.22	12.46	3.14	0.79	0.25	7.64	0.91	10.00	0.88	10.88	0.45	0.91	12.24	13.4	0.906	0.00	0.00	12.50	19.06
2	3	6.0	132.00	12.0	0.014	12.46	24.78	3.14	0.79	0.25	7.64	0.91	12.50	4.30	16.80	0.45	0.91	18.16	26.6	0.906	0.27	0.00	25.95	27.08
3	4	6.0	84.00	12.0	0.014	24.78	33.93	3.14	0.79	0.25	7.64	0.91	25.95	2.74	28.68	0.45	0.91	30.04	35.7	0.906	0.56	0.00	35.39	37.73
4	5	6.0	224.00	12.0	0.014	33.93	64.03	3.14	0.79	0.25	7.64	0.91	35.39	7.29	42.68	0.45	0.91	44.04	65.8	0.906	0.56	0.00	65.49	67.93
5	6	6.0	104.00	12.0	0.014	64.03	76.02	3.14	0.79	0.25	7.64	0.91	35.39	3.39	38.77	0.45	0.91	40.13	77.8	0.906	0.56	0.00	77.48	79.32
6	7	6.0	94.00	12.0	0.014	76.02	82.68	3.14	0.79	0.25	7.64	0.91	77.48	3.06	80.54	0.45	0.91	81.90	84.5	0.629	0.39	0.15	84.39	86.28
7	8	5.0	117.00	12.0	0.014	82.68	86.55	3.14	0.79	0.25	6.37	0.63	84.39	2.65	87.04	0.31	0.63	87.98	88.4	0.629	0.39	0.10	88.21	90.05
8	9	5.0	105.00	12.0	0.014	86.55	89.96	3.14	0.79	0.25	6.37	0.63	88.21	2.37	90.59	0.31	0.63	91.53	91.8	0.629	0.85	0.20	92.18	93.36
9	10	5.0	48.00	12.0	0.014	89.96	92.33	3.14	0.79	0.25	6.37	0.63	92.18	1.09	93.27	0.31	0.63	94.21	94.1	0.629	0.00	0.00	93.50	95.03
10	11	5.0	148.00	12.0	0.014	92.33	97.09	3.14	0.79	0.25	6.37	0.63	93.50	3.35	96.85	0.31	0.63	97.79	98.9	0.629	0.00	0.00	98.26	100.49
11	12	5.0	198.00	12.0	0.014	97.09	103.50	3.14	0.79	0.25	6.37	0.63	98.26	4.48	102.74	0.31	0.63	103.68	105.3	0.629	0.00	0.00	104.67	106.9
12	13	5.0	178.00	12.0	0.014	103.50	109.97	3.14	0.79	0.25	6.37	0.63	104.67	4.03	108.70	0.31	0.63	109.64	111.8	0.629	0.00	0.00	111.14	113.17
13	14	5.0	58.00	12.0	0.014	109.97	114.43	3.14	0.79	0.25	6.37	0.63	111.14	1.31	112.45	0.31	0.63	113.40	116.2	0.629	0.00	0.00	115.60	117.93
14	15	5.0	65.00	12.0	0.014	114.43	118.67	3.14	0.79	0.25	6.37	0.63	115.60	1.47	117.07	0.31	0.63	118.01	120.5	0.629	0.00	0.00	119.84	123.87
15	16	5.0	60.00	12.0	0.014	118.67	125.12	3.14	0.79	0.25	6.37	0.63	119.84	1.36	121.20	0.31	0.63	122.14	126.9	0.629	0.00	0.00	126.29	129.12
16	17	5.0	38.00	12.0	0.014	125.12	126.24	3.14	0.79	0.25	6.37	0.63	126.29	0.86	127.15	0.31	0.63	128.09	128.0	0.629	0.00	0.00	127.46	129.24
17	18	5.0	98.00	12.0	0.014	126.24	131.05	3.14	0.79	0.25	6.37	0.63	127.46	2.22	129.68	0.31	0.63	130.63	132.9	0.308	0.00	0.00	132.54	135.25
18	19	3.5	160.00	12.0	0.014	131.05	133.40	3.14	0.79	0.25	4.46	0.31	132.54	1.77	134.31	0.15	0.31	134.78	135.2	0.308	0.00	0.00	134.89	136.5
19	20	3.5	178.00	12.0	0.014	133.40	134.47	3.14	0.79	0.25	4.46	0.31	134.89	1.97	136.86	0.15	0.31	137.33	136.3	0.250	0.00	0.00	137.08	137.47
20	21	3.2	152.00	12.0	0.014	134.47	135.22	3.14	0.79	0.25	4.01	0.25	137.08	1.36	138.44	0.12	0.25	138.82	137.0	0.250	0.00	0.00	138.57	138.62
21	22	3.2	2.00	12.0	0.014	135.22	135.97	3.14	0.79	0.25	4.01	0.25	138.57	0.02	138.58	0.12	0.25	138.96	137.8	0.250	0.00	0.00	138.71	139.37
22	23	3.2	63.00	12.0	0.014	135.97	136.03	3.14	0.79	0.25	4.01	0.25	138.71	0.57	139.27	0.12	0.25	139.65	137.8	0.250	0.00	0.00	139.40	139.43
23	24	3.2	91.00	12.0	0.014	136.03	138.26	3.14	0.79	0.25	4.01	0.25	139.40	0.82	140.22	0.12	0.25	140.59	140.1	0.250	0.00	0.00	140.34	141.26
24	25	3.2	122.00	12.0	0.014	138.26	140.78	3.14	0.79	0.25	4.01	0.25	140.34	1.10	141.44	0.12	0.25	141.81	142.6	0.250	0.00	0.00	141.56	143.83
25	26	3.2	163.00	12.0	0.014	140.78	142.63	3.14	0.79	0.25	4.01	0.25	141.56	1.46	143.02	0.12	0.25	143.40	144.4	0.000	0.00	0.00	144.43	145.57

Basin G5 Modeling Results





Basin G5 – This basin extends east from Basin G4, across Oakes Avenue to Guemes Channel. Approximately half of the Port of Anacortes Airport is located in this basin. It contains areas that are zoned Light Manufacturing, Commercial Marine 1, and Low Density Residential. This basin discharges to Outfall No. 14.



Basin G6 – This basin is located on the east of Basin G5, in the area of Anacopper Mine Road. It contains areas that are zoned Light Manufacturing, Light Manufacturing 1, and Low Density Residential. Two detention facilities are located within this basin. This basin discharges to Outfall No. 15.

October 12, 2015

Nels Strandberg
Strandberg Construction
PO Box 319
Anacortes, WA 98221



Subject: 30 Lot Plat – Traffic Impact Analysis
Anacortes, Washington

Dear Mr. Strandberg,

Thank you for asking TSI to prepare this traffic impact analysis for your proposed 30 lot plat (the Project) in Anacortes, Washington.

The analysis is intended to provide both the City of Anacortes and WSDOT with the technical information necessary to issue you a development permit and evaluate site access.

This letter-report follows the City's Level Two Traffic Impact Analysis guidelines which involves review of onsite features, parking, sight distance, and vehicle and pedestrian circulation, and analyses of project-related impacts on adjacent streets, intersections, adjoining developments and pedestrian and public transit facilities.

This report includes:

• Project Description	1
• Trip Generation and Trip Assignment.....	2
• Existing Conditions.....	2
• Future Conditions	2
• Traffic Operations	3
• Site Access Analysis.....	4
• Mitigation Measures.....	5

Project Description

The Project is located to the south of Oakes Ave (SR 20) and east of Glasgow Way on Skagit County Parcel No. P31681. The underlying property is located in the R2 Residential District, which permits single-family residential development.

Development includes 30 single-family lots with site access off of Oakes Ave. The existing land is undeveloped. Full occupancy is anticipated by 2017.

A vicinity map and a site plan are attached as **Figure 1**.

Trip Generation and Trip Assignment

Trip generation for the Project is based on data compiled by the Institute of Transportation Engineers (ITE) from the *Trip Generation Manual, 9th Edition*. **Table 1** summarizes the trip generation forecast.

Table 1: Trip Generation; 30-Lot Plat

Time Period	Trip Rate	%in	%out	In	Out	Total
Weekday Daily	9.52	50%	50%	143	143	286
AM (7-9 AM)	0.75	25%	75%	6	17	23
PM (4-6 PM)	1.00	63%	37%	19	11	30

The Project generates 143 one-way weekday daily trips; 23 AM peak hour trips; and 30 PM peak hour trips.

The PM peak hour trips were assigned to the major street network based on review of existing traffic volumes on Oakes Ave (SR 20) and the locations of like uses, amenities and employment centers. **Figure 2** illustrates the PM peak hour trip assignment.

Existing Conditions

The following section describes the existing transportation-related features in the vicinity of Project.

Oakes Ave (SR 20) is classified as an Urban-Class 1 Principal Arterial and is categorized as a Highway of Statewide Significance (HSS) by WSDOT. Fronting the site, Oakes Ave has a two lane cross-section. The roadway widens to a three lane section to the west of the site at Allen Court and to the east of the site near Anacopper Road. In the vicinity of the site the posted speed limit is 40 mph. It is understood that WSDOT may consider lowering the posted speed to 30 mph.

Curb, gutter, sidewalk and a 5 foot asphalt shoulder line the north side of the roadway opposite the site. Fronting the site, Oakes Ave includes a roughly 6 to 8 feet wide asphalt shoulder.

The nearest Skagit Transit stop to the Project site is located at Glasgow Way.

Afternoon (PM) peak hour intersection turning movement volumes were collected on April 23, 2015 at Anacopper Road, at Hartford Ave and at D Ave, and on May 6, 2015 at Glasgow Way. The existing PM peak hour volumes are illustrated on **Figure 3**.

Future Conditions

Project build-out is proposed by 2017. For this analysis a six year horizon year, through 2021, was selected, specifically to evaluate site access traffic operations.

The City of Anacortes's 2015-2020 Capital Facilities Plan lists the two transportation facility improvements that are funded and planned to be complete by 2021, the horizon year for this analysis:

- Edwards Way Intersection Improvement (City No. T-1405) includes construction of a roundabout or traffic signal at Oakes Ave and Glasgow Way. Project completion is 2018.
- Anacopper Mine Road (City No. T-804) includes sidewalk, curb, gutter, bike lane and new overlay on Anacopper Road from Oakes Ave to 12th Street. Project completion is 2018.

Both improvements are proposed after the Project's anticipated build-out in 2017.

Traffic growth independent of the Project includes trips generated other development (pipeline) projects and general traffic growth in the local area:

- The proposed expansion of Ship Harbor Inn is considered as a pipeline project for this analysis. The proposed expansion adds 30 motel units, roughly 3,000 sq. ft. of restaurant space, and 29 new PM peak hour trips to the study area. Pipeline project trip generation is attached.
- In addition to the Ship Harbor Inn expansion, the study assumes a 2% annual growth rate for traffic on Oakes Ave between now and 2021.

Non-Project traffic growth was added to the existing traffic volumes to project future (2021) conditions without the Project. **Figure 4** illustrates the without-Project PM peak hour traffic volumes.

With-Project conditions include 2021 without-Project volumes plus peak hour Project-generated trips. **Figure 5** illustrates the with-Project PM peak hour traffic volumes.

Traffic Operations

Intersections generally limit the capacity of a roadway by creating focused locations where traffic volumes have to stop or yield; thus, this analysis focuses on intersection traffic operations which include both level of service (LOS) and delay (measured in seconds of control delay). Traffic operations were evaluated using the Highway Capacity Manual methodology via Synchro and Sidra software.

As a HSS the WSDOT level of service standard for the Oakes Ave (SR 20) mainline is LOS D. The City Anacortes level of service standards are LOS D for Principal Arterials and CBD Streets and LOS C for Minor and Collector Arterials and Local Streets.

Table 3 summarizes the intersection traffic operations at the study intersections and the corresponding intersection capacity reports are attached. The Glasgow Way intersection is evaluated as a roundabout with the future conditions.

Table 3: PM Peak Hour Intersection Operations

Intersection	2015 Existing			2021 Without Project			2021 With Project			Project Trips
	LOS	Delay	Mvmt.	LOS	Delay	Mvmt.	LOS	Delay	Mvmt.	
Glasgow Way	D	28.6	NB Lt ¹	B	12.2	NB ²	B	12.2	NB ²	3
	E	48.0	SB Lt ¹	A	6.1	SB ²	A	6.1	SB ²	
Site Access	-	-	-	-	-	-	B	14.1	NB	30
	-	-	-	-	-	-	A	8.9	WB Lt	
Anacopper Rd	B	14.5	NB Lt	C	16.7	NB Lt	C	17.0	NB Lt	27
Hartford Ave	B	14.7	NB Lt	C	16.7	NB Lt	C	17.0	NB Lt	26
D Ave	B	14.2	Avg.	B	15.6	Avg.	B	15.9	Avg.	26

1. Existing northbound and southbound stop sign control
2. Future roundabout

Currently, the Glasgow Way intersection operates at LOS E (southbound left turn movement) and is beyond the City's LOS D threshold. With the roundabout improvement the intersection's level of service improves to LOS B.

With the Project and in 2021 all of the study intersections satisfy the level of service standards.

Site Access Analysis

This section focuses on traffic impacts related to site access and includes an evaluation of vehicle queues turning into and out of the site, a review of sightlines at the Project access, and an analysis of the WSDOT left turn lane warrant criteria.

The peak hour trip distribution shows 10% (3 PM trips) to the traffic west of the site and 90% (27 PM trips) east of the site. The PM peak hour left turn volumes at the site access are 1 trip outbound to the west and 17 trips inbound from the east.

Queue Length Analysis

Using SimTraffic software vehicle queues were evaluated at the site access. The queue output is attached. **Table 4** summarizes the projected average and 95th-percentile queues at the site access.

Table 4: With-Project Queue Analysis

Mvmt. (Control)	LOS	Delay	AvgQ	95thQ
NB Egress (Stop)	B	14.1	11 feet	34 feet
WB Thru-Left Ingress (Free)	A	8.9	10 feet	37 feet

Westbound lefts from Oakes Ave are not projected to cause significant back-ups on the mainline. Average queues are 10 feet, or less than one car length, and 95th-percentile queues are 37 feet, or less than two car lengths. The resulting queues do not suggest the need for a left turn lane.

Queues exiting the site extend up to 34 feet, also less than two car lengths. Queuing within the site access is not anticipated to impede traffic circulation.

Sight Distance

Both stopping and intersection sight distance were measured in the field per *WSDOT Design Manual Chapters 1260.03 and 1310.06*:

- Stopping sight distance is sum of the distance traveled by a vehicle from the moment the driver perceives and reacts to an object in their sightline and the distance for the vehicle to stop. At a 40 mph posted speed limit (50 mph design speed) with minimal road grade effects, the stopping sight distance requirement from Oakes Ave is 425 feet.
- Intersection sight distance is the distance recommended for a driver stopped and waiting to enter or cross the mainline to see enough of the mainline to complete all legal maneuvers before an approaching vehicle can reach the intersection. The intersection sight distance recommendation is approximately 555 feet.

Table 5 compares the field sight distance measurements to the WSDOT guidelines and shows that sightlines at the Project's access satisfy the WSDOT guidelines.

Table 5: Sight Distance Analysis

Sight Distance	Reference	WSDOT Guidance	Field Measure	Okay?
Stopping	at Access approaching from East	425 feet	600+ feet	Yes
Stopping	at Access approaching from West	425 feet	600+ feet	Yes
Intersection	at Access looking Left	555 feet	600+ feet	Yes
Intersection	at Access looking Right	555 feet	600+ feet	Yes

Turn Lane Warrant Analysis

At unsignalized intersections WSDOT (*Design Manual Chapter 1310.04(2)*) recommends the following analyses to determine whether a left turn lane should be provided:

- Traffic analysis indicates congestion reduction with left turn lane. On two-lane highways WSDOT *Design Manual Exhibit 1310-7a* is used to determine if further analysis is needed. **Figure 6** documents this analysis. With the Project the 2021 PM peak hour volume on Oakes Ave, total in both directions, is about 1,000 vehicles per hour (vph). At full-build out (30 single-family homes) the left turn volume (17 vph) into the site makes up about 3% of the westbound volume on Oakes Ave. The combination of traffic on Oakes Ave plus the amount of left turns projected into the Project site falls just above the 40 mph WSDOT's left turn storage guidelines resulting in a recommendation for further analysis.
- Crash statistics were not specifically collected near the site access; however, we project that a left turn lane is likely improve safety in the vicinity of the site by allowing the westbound mainline volume to maneuver around a vehicle turning into the site. The technical analysis above showed that the left turning vehicle impacts are relatively minor compared to the traffic volume on Oakes Ave. Level of service and queuing analyses do not suggest any delay or queue impacts with full-build out of the site.
- Restrictive geometrics on Oakes Ave do not require left turning vehicles to slow greatly below the speed of the through traffic.
- The site access location satisfies rural but not urban decision sight distance criteria for a vehicle stopped at the driveway to make a left turn.

A left turn lane may be warranted, based on the full-build out of the site. Not all of the WSDOT recommendations are satisfied with the Project.

Mitigation Measures

Offsite Mitigation

No offsite mitigation is recommended.

Frontage Improvements

Frontage improvement are required to be consistent with current City Design Standards. Future frontage improvements will continue to support public transportation and pedestrian circulation. In addition, onsite features should be provided to support pedestrian circulation and access to public transit. Coordination with the Anacortes School District is also recommended.

Oakes Ave Left Turn Lane

With 30 single-family homes proposed, the Project satisfies some of the WSDOT recommendations for providing a left turn to support lefts into and out of the site. It should be recognized that without any left turn treatments, the site access is forecast to operate with acceptable traffic operations. The site access operates at LOS B, queues on the mainline are less than two car lengths long, and sight distance satisfies WSDOT standards.

A left turn lane on Oakes Ave will benefit site access and safety. However, it is our opinion that a left turn lane is not needed to support Project generated traffic. We recommend further coordination with the City of Anacortes and WSDOT for a sharing improvement costs; particularly if WSDOT or the City anticipate future widening and a speed reduction in this area.



Nels Strandberg
Anacortes 30 Lot Plat
October 12, 2015
Page 6 of 6

Traffic Impact Fee Estimate

The City of Anacortes required new development to pay traffic impact fees based on the number of new peak hour trips generated by the development. Per the City's *2007 Transportation Plan* the current traffic impact fee rate \$1,100 per peak hour trip. The Project generates 30 new peak hour trips; and thus, the applicable traffic impact fee estimate is \$33,000. The City will confirm the fee requirement.

If you have any question regarding our proposed work scope and cost estimate please contact TSI at your convenience.

Sincerely,
Transportation Solutions, Inc.

A handwritten signature in black ink, appearing to read "Jeffrey P. K. Hee", written over a horizontal line.

Jeffrey P. K. Hee, P.E.
Project Engineer



OWNER APPROVAL		1. I, <u> </u> , of <u> </u> , hereby certify that the above is a true and correct copy of the original as shown to me by the architect. 2. I, <u> </u> , of <u> </u> , hereby certify that the above is a true and correct copy of the original as shown to me by the architect. 3. I, <u> </u> , of <u> </u> , hereby certify that the above is a true and correct copy of the original as shown to me by the architect.
DATE PAGE		
OF		
PROJECT / CLIENT INFO		
BUILDER INFO: MAINS: 4525252, MO: 815 2111 FAX: 815 2111 EMAIL: info@strandbergdesign.com 2010-2011 ©		
1" = 30' 5-26-15		
J. SYKORA		
CHIEF ARCHITECT AS 703 271 271		

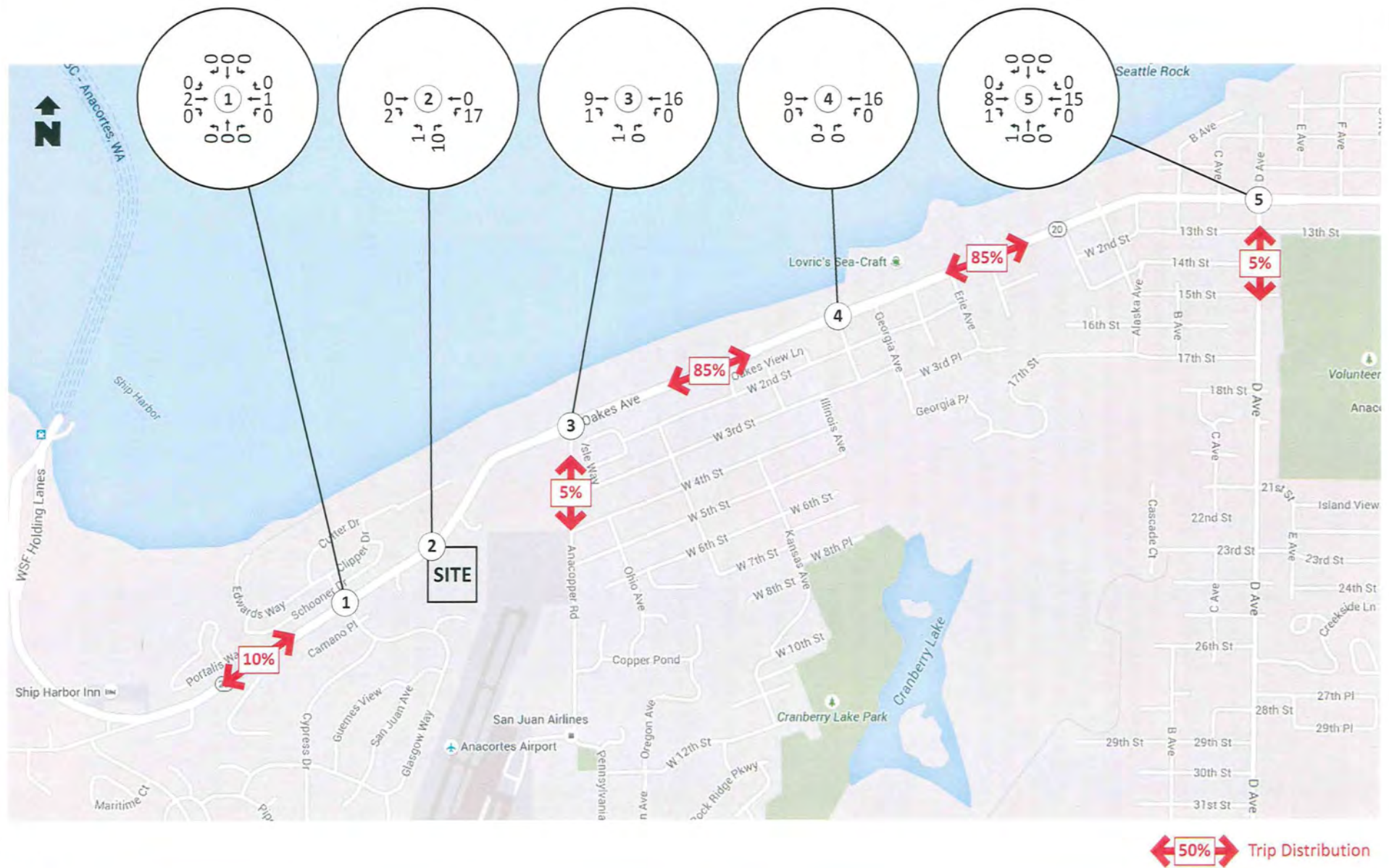


Figure 2:
Project Trip Assignment - PM Peak



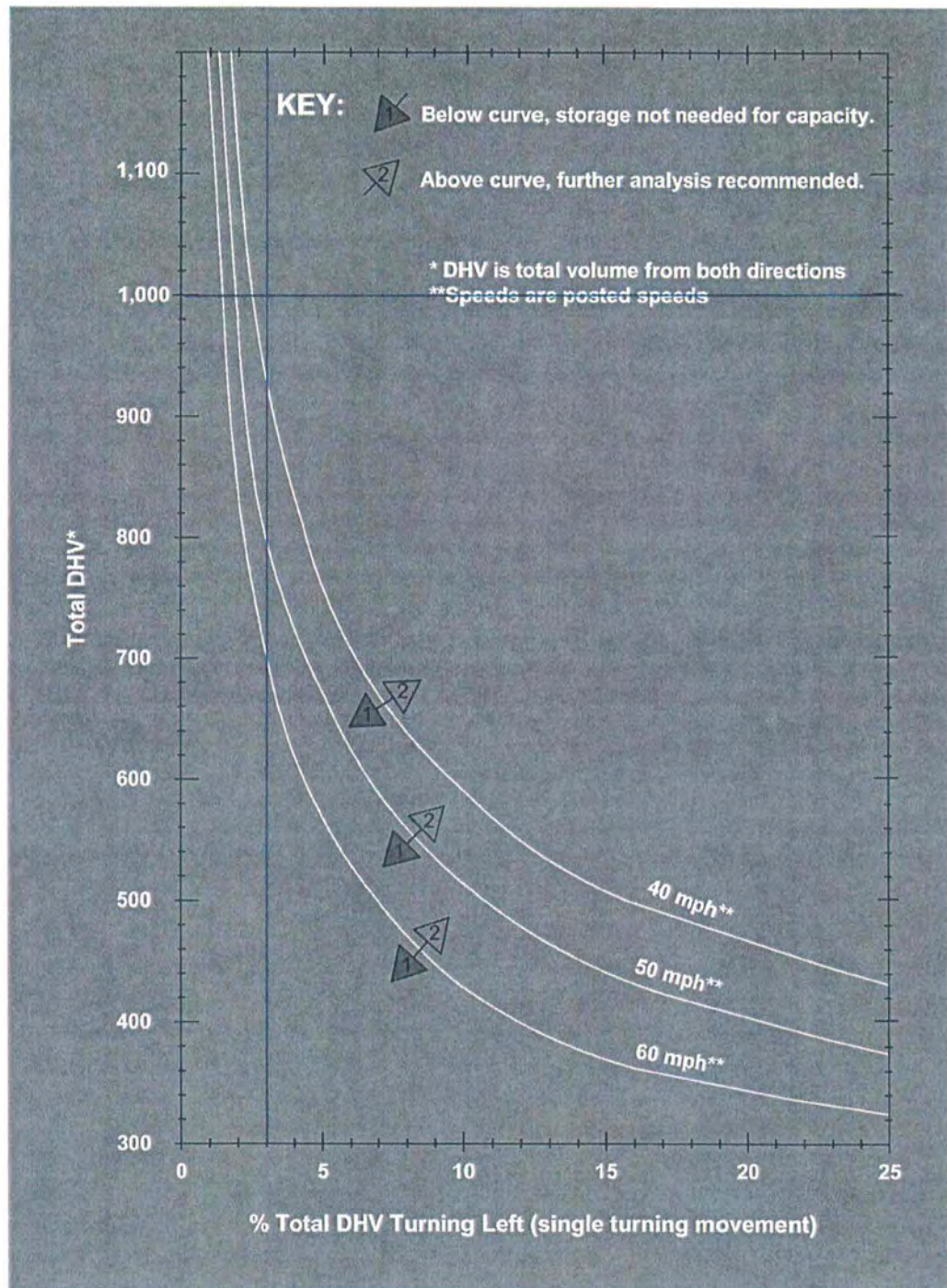
Figure 3:
2015 Existing Volumes - PM Peak



30-Lot Plan
Anacortes, WA



Figure 5:
2021 With-Project Volumes - PM Peak



FIGURE

Left-Turn Storage Guidelines: Two-Lane, Unsignalized
 Exhibit 1310-7a

Intersection

Int Delay, s/veh 3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	10	300	0	80	395	20	5	0	65	25	0	5
Conflicting Peds, #/hr	1	0	1	1	0	1	7	0	1	1	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	200	-	-	150	-	120	50	-	-	25	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	62	62	62	89	89	89	76	76	76	56	56	56
Heavy Vehicles, %	4	4	4	1	1	1	0	0	0	3	3	3
Mvmt Flow	16	484	0	90	444	22	7	0	86	45	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	451	0	0	491	0	0	1158	1154	492	1197	1154	452
Stage 1	-	-	-	-	-	-	523	523	-	631	631	-
Stage 2	-	-	-	-	-	-	635	631	-	566	523	-
Critical Hdwy	4.14	-	-	4.11	-	-	7.1	6.5	6.2	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.13	5.53	-
Follow-up Hdwy	2.236	-	-	2.209	-	-	3.5	4	3.3	3.527	4.027	3.327
Pot Cap-1 Maneuver	1099	-	-	1078	-	-	175	199	581	162	196	605
Stage 1	-	-	-	-	-	-	541	534	-	467	473	-
Stage 2	-	-	-	-	-	-	470	477	-	507	529	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1098	-	-	1077	-	-	159	178	577	127	175	601
Mov Cap-2 Maneuver	-	-	-	-	-	-	159	178	-	127	175	-
Stage 1	-	-	-	-	-	-	530	523	-	458	431	-
Stage 2	-	-	-	-	-	-	424	435	-	425	518	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	1.4	13.5	41.9
HCM LOS			B	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	159	577	1098	-	-	1077	-	-	127	601
HCM Lane V/C Ratio	0.041	0.148	0.015	-	-	0.083	-	-	0.352	0.015
HCM Control Delay (s)	28.6	12.3	8.3	-	-	8.6	-	-	48	11.1
HCM Lane LOS	D	B	A	-	-	A	-	-	E	B
HCM 95th %tile Q(veh)	0.1	0.5	0	-	-	0.3	-	-	1.4	0

Intersection

Int Delay, s/veh 0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	345	0	0	500	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	92	92	89	92	92
Heavy Vehicles, %	4	0	0	1	0	0
Mvmt Flow	556	0	0	562	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	556	0	1118	556
Stage 1	-	-	-	-	556	-
Stage 2	-	-	-	-	562	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1025	-	231	534
Stage 1	-	-	-	-	578	-
Stage 2	-	-	-	-	575	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1025	-	231	534
Mov Cap-2 Maneuver	-	-	-	-	231	-
Stage 1	-	-	-	-	578	-
Stage 2	-	-	-	-	575	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1025	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection

Int Delay, s/veh 1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	300	5	115	495	5	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	49	49	94	94	81	81
Heavy Vehicles, %	5	5	1	1	1	1
Mvmt Flow	612	10	122	527	6	80

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1388
Stage 1	-	-	617
Stage 2	-	-	771
Critical Hdwy	-	4.11	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	-	2.209	3.509
Pot Cap-1 Maneuver	-	964	158
Stage 1	-	-	540
Stage 2	-	-	458
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	964	138
Mov Cap-2 Maneuver	-	-	271
Stage 1	-	-	540
Stage 2	-	-	400

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	465	-	-	964	-
HCM Lane V/C Ratio	0.186	-	-	0.127	-
HCM Control Delay (s)	14.5	-	-	9.3	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	-	-	0.4	-

Intersection

Int Delay, s/veh 1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	365	5	115	615	5	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	58	58	97	97	87	87
Heavy Vehicles, %	5	5	1	1	0	0
Mvmt Flow	629	9	119	634	6	75

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	638	0	1505	634
Stage 1	-	-	-	-	634	-
Stage 2	-	-	-	-	871	-
Critical Hdwy	-	-	4.11	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.209	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	951	-	135	483
Stage 1	-	-	-	-	532	-
Stage 2	-	-	-	-	413	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	951	-	118	483
Mov Cap-2 Maneuver	-	-	-	-	247	-
Stage 1	-	-	-	-	532	-
Stage 2	-	-	-	-	361	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	14.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	452	-	-	951	-
HCM Lane V/C Ratio	0.178	-	-	0.125	-
HCM Control Delay (s)	14.7	-	-	9.3	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	-	-	0.4	-

HCM 2010 Signalized Intersection Summary
5: D Ave & 12th Ave

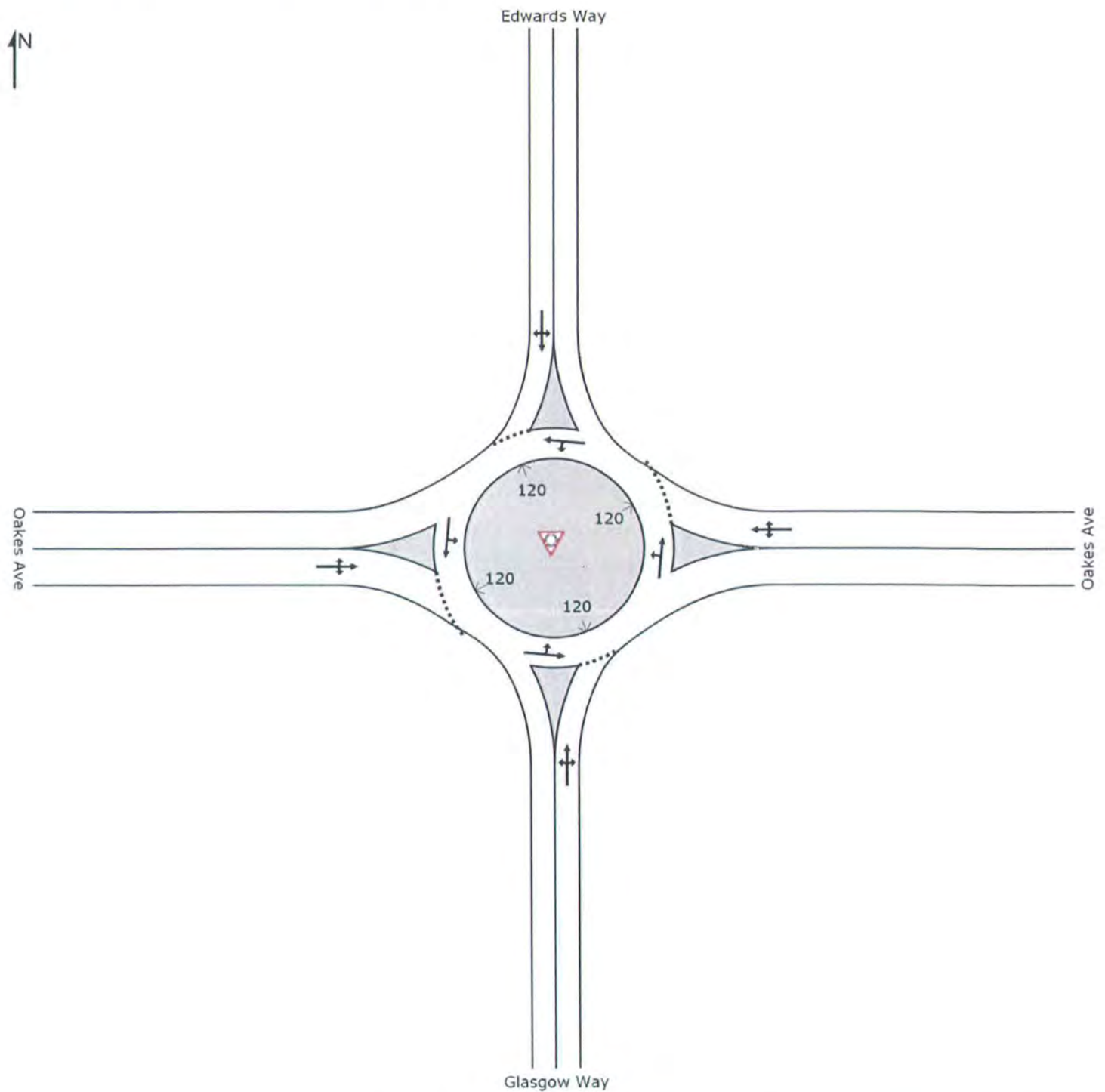
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	375	90	115	625	5	140	10	100	0	10	5
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1827	1827	1900	1881	1881	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	8	595	143	125	679	5	154	11	110	0	14	7
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.63	0.63	0.63	0.92	0.92	0.92	0.91	0.91	0.91	0.70	0.70	0.70
Percent Heavy Veh, %	4	4	4	1	1	1	0	0	0	0	0	0
Cap, veh/h	451	923	222	456	1298	10	287	23	226	86	181	91
Arrive On Green	0.01	0.65	0.65	0.06	0.70	0.70	0.15	0.15	0.15	0.00	0.15	0.15
Sat Flow, veh/h	1740	1424	342	1792	1865	14	1413	149	1488	1291	1196	598
Grp Volume(v), veh/h	8	0	738	125	0	684	154	0	121	0	0	21
Grp Sat Flow(s),veh/h/ln	1740	0	1767	1792	0	1879	1413	0	1637	1291	0	1794
Q Serve(g_s), s	0.0	0.0	21.0	0.0	0.0	14.5	8.7	0.0	5.6	0.0	0.0	0.8
Cycle Q Clear(g_c), s	0.0	0.0	21.0	0.0	0.0	14.5	9.6	0.0	5.6	0.0	0.0	0.8
Prop In Lane	1.00		0.19	1.00		0.01	1.00		0.91	1.00		0.33
Lane Grp Cap(c), veh/h	451	0	1145	456	0	1308	287	0	248	86	0	272
V/C Ratio(X)	0.02	0.00	0.64	0.27	0.00	0.52	0.54	0.00	0.49	0.00	0.00	0.08
Avail Cap(c_a), veh/h	521	0	1145	528	0	1308	513	0	511	293	0	560
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	0.0	8.9	16.5	0.0	6.0	34.4	0.0	32.4	0.0	0.0	30.3
Incr Delay (d2), s/veh	0.0	0.0	2.8	0.3	0.0	1.5	1.6	0.0	1.5	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	0.1	0.0	10.9	2.0	0.0	8.0	3.5	0.0	2.7	0.0	0.0	0.4
LnGrp Delay(d),s/veh	11.3	0.0	11.7	16.8	0.0	7.5	36.0	0.0	33.9	0.0	0.0	30.5
LnGrp LOS	B		B	B		A	D		C			C
Approach Vol, veh/h		746			809			275			21	
Approach Delay, s/veh		11.7			9.0			35.1			30.5	
Approach LOS		B			A			D			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		16.6	8.7	58.0		16.6	4.7	62.0				
Change Period (Y+Rc), s		4.0	4.0	4.0		4.0	4.0	4.0				
Max Green Setting (Gmax), s		26.0	8.0	54.0		26.0	4.0	58.0				
Max Q Clear Time (g_c+I1), s		11.6	2.0	23.0		2.8	2.0	16.5				
Green Ext Time (p_c), s		1.1	0.1	6.3		1.2	0.1	5.7				
Intersection Summary												
HCM 2010 Ctrl Delay			14.2									
HCM 2010 LOS			B									

SITE LAYOUT

 Site: 2021 WOP Oakes/Glasgow

Without the Project
City of Anacortes Roundabout Improvement (2018 Construction)
Roundabout



Created: Friday, June 26, 2015 9:56:49 AM
SIDRA INTERSECTION 6.0.24.4877

Project: C:\Users\maryanno\Desktop\26th_Traffic Circle.sip6
8000257, 6020905, TRANSPORTATION SOLUTIONS INC, NETWORK / 1PC

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SIDRA
INTERSECTION 6

MOVEMENT SUMMARY

 Site: 2021 WOP Oakes/Glasgow

Without the Project
City of Anacortes Roundabout Improvement (2018 Construction)
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Glasgow Way											
3	L2	7	0.0	0.145	11.1	LOS B	0.8	20.8	0.68	0.66	29.6
8	T1	7	0.0	0.145	4.9	LOS A	0.8	20.8	0.68	0.66	29.0
18	R2	99	0.0	0.145	5.8	LOS A	0.8	20.8	0.68	0.66	28.1
Approach		112	0.0	0.145	6.1	LOS A	0.8	20.8	0.68	0.66	28.2
East: Oakes Ave											
1	L2	101	1.0	0.462	6.5	LOS A	2.1	53.4	0.11	0.22	32.5
6	T1	517	1.0	0.462	1.0	LOS A	2.1	53.4	0.11	0.22	25.8
16	R2	28	1.0	0.462	1.6	LOS A	2.1	53.4	0.11	0.22	31.4
Approach		646	1.0	0.462	1.9	LOS A	2.1	53.4	0.11	0.22	26.8
North: Edwards Way											
7	L2	54	3.0	0.091	13.8	LOS B	0.5	12.4	0.63	0.73	34.1
4	T1	9	3.0	0.091	7.1	LOS A	0.5	12.4	0.63	0.73	33.9
14	R2	9	3.0	0.091	7.4	LOS A	0.5	12.4	0.63	0.73	32.9
Approach		71	3.0	0.091	12.2	LOS B	0.5	12.4	0.63	0.73	33.9
West: Oakes Ave											
5	L2	16	4.0	0.460	6.0	LOS A	2.0	52.7	0.29	0.13	30.8
2	T1	565	4.0	0.460	0.7	LOS A	2.0	52.7	0.29	0.13	24.7
12	R2	8	4.0	0.460	1.5	LOS A	2.0	52.7	0.29	0.13	29.8
Approach		589	4.0	0.460	0.9	LOS A	2.0	52.7	0.29	0.13	24.9
All Vehicles		1418	2.3	0.462	2.3	LOS A	2.1	53.4	0.26	0.24	26.4

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Intersection

Int Delay, s/veh 0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	400	0	0	580	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	92	92	89	92	92
Heavy Vehicles, %	4	0	0	1	0	0
Mvmt Flow	645	0	0	652	0	0

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	645
Stage 1	-	-	645
Stage 2	-	-	652
Critical Hdwy	-	4.1	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	-	2.2	3.5
Pot Cap-1 Maneuver	-	950	180
Stage 1	-	-	526
Stage 2	-	-	522
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	950	180
Mov Cap-2 Maneuver	-	-	180
Stage 1	-	-	526
Stage 2	-	-	522

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	950	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	350	5	130	570	5	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	49	49	94	94	81	81
Heavy Vehicles, %	5	5	1	1	1	1
Mvmt Flow	714	10	138	606	6	93

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	724	0	1602	719
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	883	-
Critical Hdwy	-	-	4.11	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.209	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	883	-	117	430
Stage 1	-	-	-	-	484	-
Stage 2	-	-	-	-	406	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	883	-	99	430
Mov Cap-2 Maneuver	-	-	-	-	227	-
Stage 1	-	-	-	-	484	-
Stage 2	-	-	-	-	343	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	16.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	407	-	-	883	-
HCM Lane V/C Ratio	0.243	-	-	0.157	-
HCM Control Delay (s)	16.7	-	-	9.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.9	-	-	0.6	-

Intersection

Int Delay, s/veh 1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	420	5	130	710	5	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	58	58	97	97	87	87
Heavy Vehicles, %	5	5	1	1	0	0
Mvmt Flow	724	9	134	732	6	86

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	733
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.11
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.209
Pot Cap-1 Maneuver	-	-	876
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	876
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	16.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	400	-	-	876	-
HCM Lane V/C Ratio	0.23	-	-	0.153	-
HCM Control Delay (s)	16.7	-	-	9.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.9	-	-	0.5	-

HCM 2010 Signalized Intersection Summary
5: D Ave & 12th Ave

6/10/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	430	100	130	720	5	160	10	115	0	10	5
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1827	1827	1900	1881	1881	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	8	683	159	141	783	5	176	11	126	0	14	7
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.63	0.63	0.63	0.92	0.92	0.92	0.91	0.91	0.91	0.70	0.70	0.70
Percent Heavy Veh, %	4	4	4	1	1	1	0	0	0	0	0	0
Cap, veh/h	413	943	220	390	1298	8	296	21	245	80	195	97
Arrive On Green	0.01	0.66	0.66	0.05	0.70	0.70	0.16	0.16	0.16	0.00	0.16	0.16
Sat Flow, veh/h	1740	1434	334	1792	1867	12	1413	131	1503	1272	1196	598
Grp Volume(v), veh/h	8	0	842	141	0	788	176	0	137	0	0	21
Grp Sat Flow(s),veh/h/ln	1740	0	1768	1792	0	1879	1413	0	1635	1272	0	1794
Q Serve(g_s), s	0.1	0.0	27.9	2.2	0.0	19.7	10.8	0.0	6.9	0.0	0.0	0.9
Cycle Q Clear(g_c), s	0.1	0.0	27.9	2.2	0.0	19.7	11.7	0.0	6.9	0.0	0.0	0.9
Prop In Lane	1.00		0.19	1.00		0.01	1.00		0.92	1.00		0.33
Lane Grp Cap(c), veh/h	413	0	1162	390	0	1307	296	0	266	80	0	292
V/C Ratio(X)	0.02	0.00	0.72	0.36	0.00	0.60	0.59	0.00	0.51	0.00	0.00	0.07
Avail Cap(c_a), veh/h	477	0	1162	447	0	1307	413	0	401	185	0	440
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	6.5	0.0	10.0	10.0	0.0	7.2	36.8	0.0	34.3	0.0	0.0	31.8
Incr Delay (d2), s/veh	0.0	0.0	3.9	0.6	0.0	2.1	1.9	0.0	1.5	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	0.1	0.0	14.6	1.5	0.0	10.8	4.4	0.0	3.2	0.0	0.0	0.5
LnGrp Delay(d),s/veh	6.6	0.0	14.0	10.5	0.0	9.2	38.7	0.0	35.9	0.0	0.0	31.9
LnGrp LOS	A		B	B		A	D		D			C
Approach Vol, veh/h	850			929			313			21		
Approach Delay, s/veh	13.9			9.4			37.4			31.9		
Approach LOS	B			A			D			C		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		18.6	8.1	63.0		18.6	4.7	66.4				
Change Period (Y+Rc), s		4.0	4.0	4.0		4.0	4.0	4.0				
Max Green Setting (Gmax), s		22.0	7.0	59.0		22.0	4.0	62.0				
Max Q Clear Time (g_c+l1), s		13.7	4.2	29.9		2.9	2.1	21.7				
Green Ext Time (p_c), s		0.9	0.1	15.5		1.4	0.0	18.2				
Intersection Summary												
HCM 2010 Ctrl Delay				15.6								
HCM 2010 LOS				B								

MOVEMENT SUMMARY

 Site: 2021 WP Oakes/Glasgow

With the Project
City of Anacortes Roundabout Improvement (2018 Construction)
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Glasgow Way											
3	L2	7	0.0	0.146	11.1	LOS B	0.8	20.9	0.68	0.66	29.5
8	T1	7	0.0	0.146	5.0	LOS A	0.8	20.9	0.68	0.66	28.9
18	R2	99	0.0	0.146	5.8	LOS A	0.8	20.9	0.68	0.66	28.1
Approach		112	0.0	0.146	6.1	LOS A	0.8	20.9	0.68	0.66	28.2
East: Oakes Ave											
1	L2	101	1.0	0.463	6.5	LOS A	2.1	53.6	0.11	0.22	32.5
6	T1	518	1.0	0.463	1.0	LOS A	2.1	53.6	0.11	0.22	25.8
16	R2	28	1.0	0.463	1.6	LOS A	2.1	53.6	0.11	0.22	31.3
Approach		647	1.0	0.463	1.9	LOS A	2.1	53.6	0.11	0.22	26.8
North: Edwards Way											
7	L2	54	3.0	0.092	13.8	LOS B	0.5	12.4	0.63	0.73	34.1
4	T1	9	3.0	0.092	7.2	LOS A	0.5	12.4	0.63	0.73	33.9
14	R2	9	3.0	0.092	7.4	LOS A	0.5	12.4	0.63	0.73	32.9
Approach		71	3.0	0.092	12.2	LOS B	0.5	12.4	0.63	0.73	33.9
West: Oakes Ave											
5	L2	16	4.0	0.462	6.0	LOS A	2.1	53.2	0.29	0.13	30.8
2	T1	568	4.0	0.462	0.7	LOS A	2.1	53.2	0.29	0.13	24.7
12	R2	8	4.0	0.462	1.5	LOS A	2.1	53.2	0.29	0.13	29.8
Approach		592	4.0	0.462	0.9	LOS A	2.1	53.2	0.29	0.13	24.9
All Vehicles		1422	2.3	0.463	2.3	LOS A	2.1	53.6	0.26	0.24	26.4

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Processed: Friday, June 26, 2015 9:57:00 AM

SIDRA INTERSECTION 6.0.24.4877

Project: C:\Users\maryanno\Desktop\26th_Traffic Circle.sip6

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**SIDRA
INTERSECTION 6**

Intersection

Int Delay, s/veh 0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	400	2	17	580	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	92	92	89	92	92
Heavy Vehicles, %	4	0	0	1	0	0
Mvmt Flow	645	2	18	652	1	11

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1335
Stage 1	-	-	646
Stage 2	-	-	689
Critical Hdwy	-	4.1	6.4
Critical Hdwy Stg 1	-	-	5.4
Critical Hdwy Stg 2	-	-	5.4
Follow-up Hdwy	-	2.2	3.5
Pot Cap-1 Maneuver	-	948	171
Stage 1	-	-	526
Stage 2	-	-	502
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	948	166
Mov Cap-2 Maneuver	-	-	166
Stage 1	-	-	526
Stage 2	-	-	487

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	406	-	-	948	-
HCM Lane V/C Ratio	0.029	-	-	0.019	-
HCM Control Delay (s)	14.1	-	-	8.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	359	6	130	586	5	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	49	49	94	94	81	81
Heavy Vehicles, %	5	5	1	1	1	1
Mvmt Flow	733	12	138	623	6	93

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1639
Stage 1	-	-	739
Stage 2	-	-	900
Critical Hdwy	-	4.11	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	-	2.209	3.509
Pot Cap-1 Maneuver	-	867	111
Stage 1	-	-	474
Stage 2	-	-	398
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	867	93
Mov Cap-2 Maneuver	-	-	220
Stage 1	-	-	474
Stage 2	-	-	335

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	17
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	397	-	-	867	-
HCM Lane V/C Ratio	0.249	-	-	0.16	-
HCM Control Delay (s)	17	-	-	9.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	1	-	-	0.6	-

Intersection

Int Delay, s/veh 1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	429	5	130	726	5	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	58	58	97	97	87	87
Heavy Vehicles, %	5	5	1	1	0	0
Mvmt Flow	740	9	134	748	6	86

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	748	0	1760	744
Stage 1	-	-	-	-	744	-
Stage 2	-	-	-	-	1016	-
Critical Hdwy	-	-	4.11	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.209	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	865	-	94	418
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	353	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	865	-	79	418
Mov Cap-2 Maneuver	-	-	-	-	201	-
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	298	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	17
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	392	-	-	865	-
HCM Lane V/C Ratio	0.235	-	-	0.155	-
HCM Control Delay (s)	17	-	-	9.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.9	-	-	0.5	-

HCM 2010 Signalized Intersection Summary
5: D Ave & 12th Ave

6/10/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	439	101	130	735	5	161	10	115	0	10	5
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1827	1827	1900	1881	1881	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	8	697	160	141	799	5	177	11	126	0	14	7
Adj No. of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Peak Hour Factor	0.63	0.63	0.63	0.92	0.92	0.92	0.91	0.91	0.91	0.70	0.70	0.70
Percent Heavy Veh, %	4	4	4	1	1	1	0	0	0	0	0	0
Cap, veh/h	403	945	217	379	1298	8	297	21	246	80	196	98
Arrive On Green	0.01	0.66	0.66	0.05	0.69	0.69	0.16	0.16	0.16	0.00	0.16	0.16
Sat Flow, veh/h	1740	1438	330	1792	1867	12	1413	131	1503	1272	1196	598
Grp Volume(v), veh/h	8	0	857	141	0	804	177	0	137	0	0	21
Grp Sat Flow(s),veh/h/ln	1740	0	1769	1792	0	1879	1413	0	1635	1272	0	1794
Q Serve(g_s), s	0.1	0.0	29.0	2.2	0.0	20.5	10.9	0.0	6.9	0.0	0.0	0.9
Cycle Q Clear(g_c), s	0.1	0.0	29.0	2.2	0.0	20.5	11.8	0.0	6.9	0.0	0.0	0.9
Prop In Lane	1.00		0.19	1.00		0.01	1.00		0.92	1.00		0.33
Lane Grp Cap(c), veh/h	403	0	1162	379	0	1306	297	0	267	80	0	293
V/C Ratio(X)	0.02	0.00	0.74	0.37	0.00	0.62	0.60	0.00	0.51	0.00	0.00	0.07
Avail Cap(c_a), veh/h	466	0	1162	437	0	1306	412	0	400	184	0	440
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00
Uniform Delay (d), s/veh	6.7	0.0	10.3	10.4	0.0	7.3	36.8	0.0	34.3	0.0	0.0	31.8
Incr Delay (d2), s/veh	0.0	0.0	4.2	0.6	0.0	2.2	1.9	0.0	1.5	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	0.1	0.0	15.4	1.6	0.0	11.3	4.4	0.0	3.2	0.0	0.0	0.5
LnGrp Delay(d),s/veh	6.7	0.0	14.5	11.0	0.0	9.5	38.7	0.0	35.8	0.0	0.0	31.9
LnGrp LOS	A		B	B		A	D		D			C
Approach Vol, veh/h	865				945				314		21	
Approach Delay, s/veh	14.4				9.7				37.4		31.9	
Approach LOS	B				A				D		C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		18.7	8.1	63.0		18.7	4.7	66.4				
Change Period (Y+Rc), s		4.0	4.0	4.0		4.0	4.0	4.0				
Max Green Setting (Gmax), s		22.0	7.0	59.0		22.0	4.0	62.0				
Max Q Clear Time (g_c+I1), s		13.8	4.2	31.0		2.9	2.1	22.5				
Green Ext Time (p_c), s		0.9	0.1	15.6		1.4	0.0	18.6				
Intersection Summary												
HCM 2010 Ctrl Delay			15.9									
HCM 2010 LOS			B									

Intersection: 2: Access & Oakes Ave

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	39	30
Average Queue (ft)	10	11
95th Queue (ft)	37	34
Link Distance (ft)	980	517
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		



8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

TURN LANE ANALYSIS

June 29, 2015

Nels Strandberg
Strandberg Construction
PO Box 319
Anacortes, WA 98221

Subject: 30 Lot Plat – Traffic Impact Analysis
Oakes Ave Left Turn Lane Sensitivity Analysis
Anacortes, Washington

Dear Mr. Strandberg,

This analysis is intended to supplement the June 25, 2015 Traffic Impact Analysis letter report. The analysis that follows compares the Project's development potential to the WSDOT left turn lane warrants. The left turn lane warrants are based on the *WSDOT Design Manual Exhibit 1310-7a*.

The ultimate proposal (full build-out) is to develop the site with 30 single-family lots with access off of Oakes Ave. Based on the left turn lane warrant, the volume generated by 30 single-family homes would warrant a left turn lane on Oakes Ave.

A need for a left turn lane was also evaluated with less intense development on site (partial build-out). Using the left turn lane warrant as a threshold, the volume generated by development of 25 single-family homes does not trigger the turn lane warrant.

Table 1 summarizes the project 2021 traffic volumes without and with the Project.

Table 1: 2021 Traffic Volumes based on Development Scenario

	Without-Project	With-Project Full Build	With-Project Partial Build-Out
Proposed Homes	-	30	25
Movement	PM Volume	PM Volume	PM Volume
EB Through	400	400	400
EB Right	0	2	2
WB Left	0	17	14
WB Through	580	580	580
%WB Left	0%	3%	2%
NB Left	0	1	1
NB Right	0	10	8
Left Turn Lane?	No	Yes	No

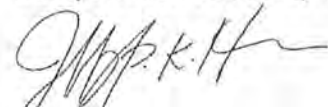
Figure 1 documents the WSDOT's left turn storage guidelines for two-lane highways (*WSDOT Design Manual Exhibit 1310-7a*). With the Project the 2021 PM peak hour volume on Oakes Ave, total in both directions, is about 1,000 vehicles per hour (vph).

At full build-out (30 single-family homes) the left turn volume (17 vph) into the site makes up about 3% of the westbound volume on Oakes Ave. Based on the projected traffic volumes at full build-out, the WSDOT guidelines show that a left turn lane is warranted.

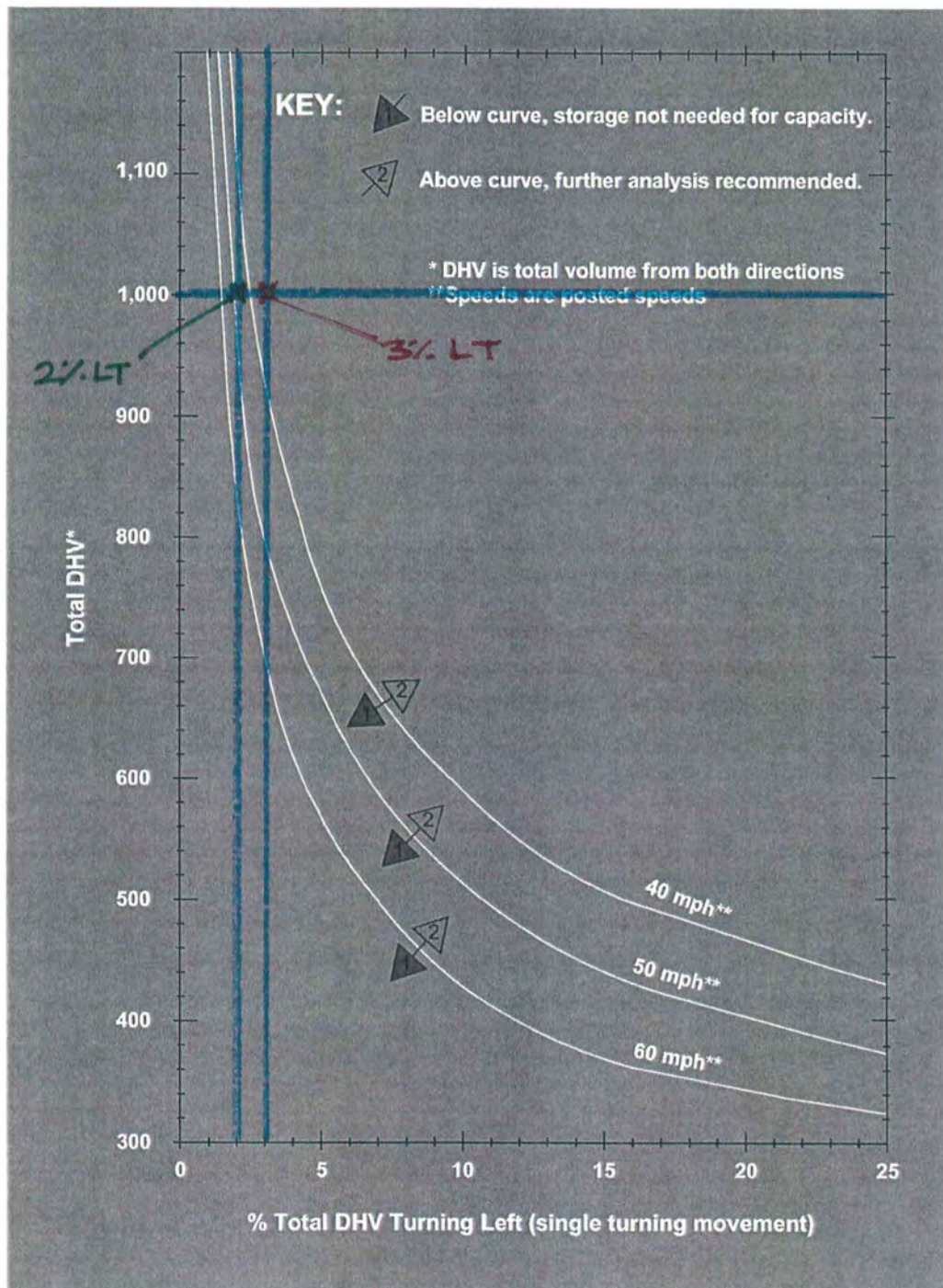
At partial build-out (25 single-family homes) the left turn volume (14 vph) into the site makes up about 2% of the westbound volume on Oakes Ave. Based on the projected traffic volumes at partial build-out, the WSDOT guidelines show that a left turn lane is not warranted.

If you have any question regarding our proposed work scope and cost estimate please contact TSI at your convenience.

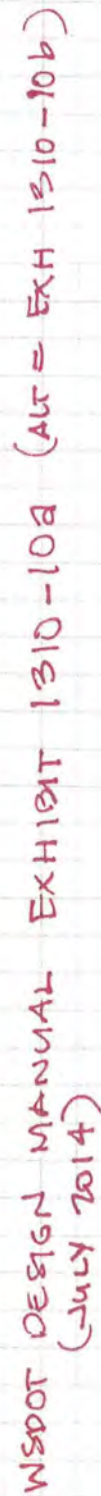
Sincerely,
Transportation Solutions, Inc.

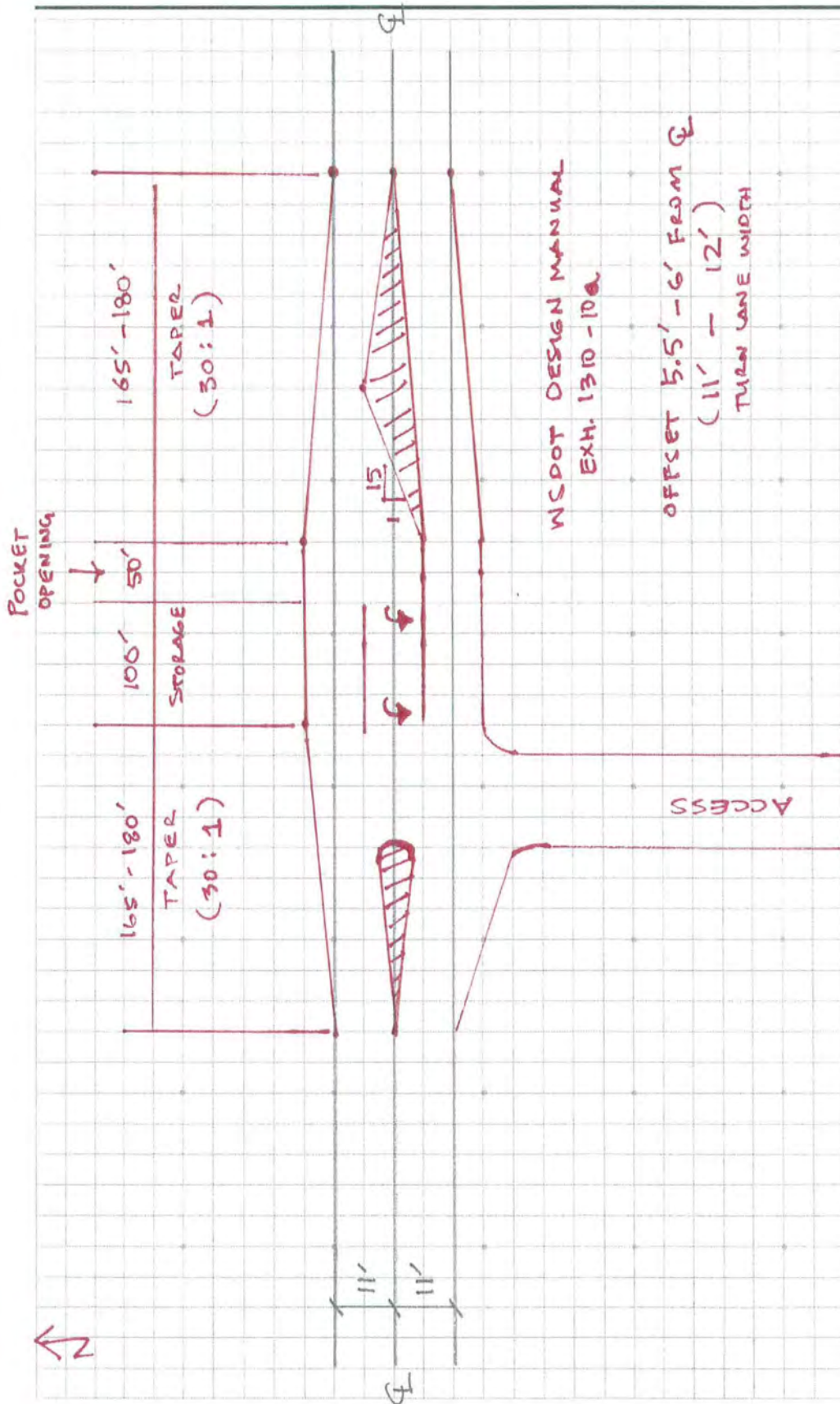


Jeffrey P. K. Hee, P.E.
Project Engineer



Left-Turn Storage Guidelines: Two-Lane, Unsignalized
 Exhibit 1310-7a





June 29, 2015

Nels Strandberg
Strandberg Construction
PO Box 319
Anacortes, WA 98221

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Oakes Ave Left Turn Lane Sensitivity Analysis
Anacortes, Washington

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Left Turn Lane?	No	Yes	No

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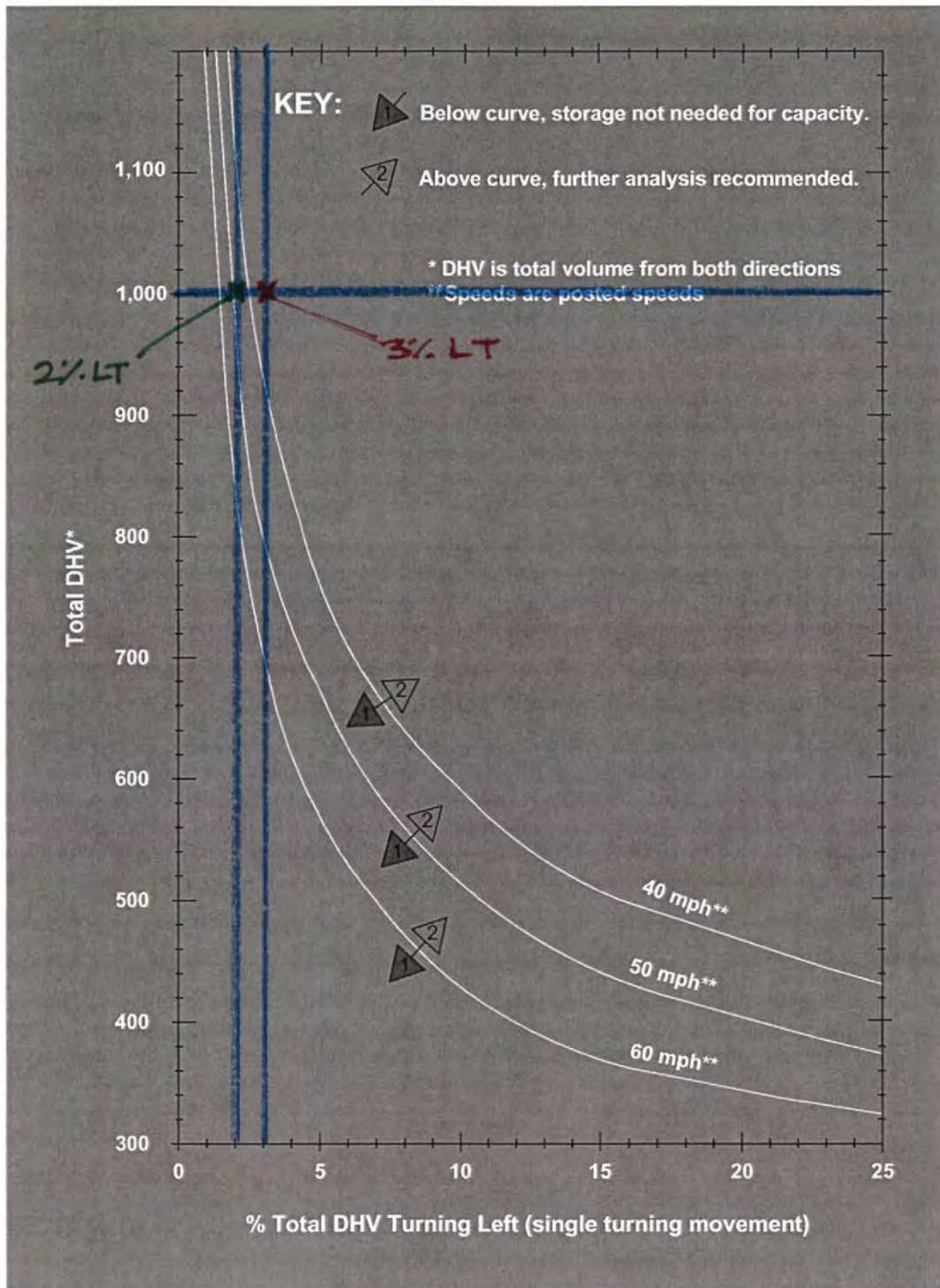
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If you have any question regarding our proposed work scope and cost estimate please contact TSI at your convenience.

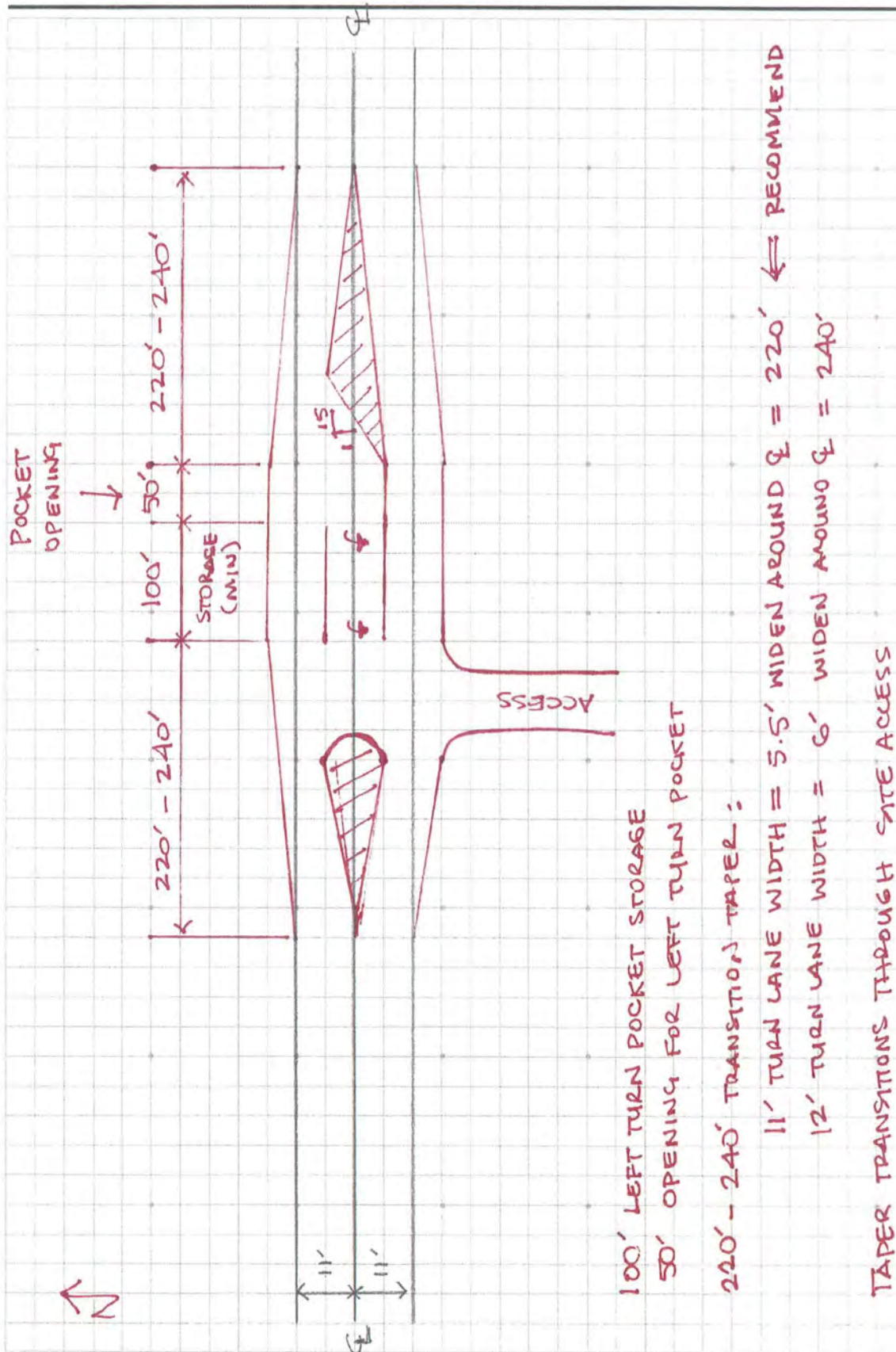
Sincerely,
Transportation Solutions, Inc.

A handwritten signature in black ink, appearing to read "J.P.K. Hee", written over a horizontal line.

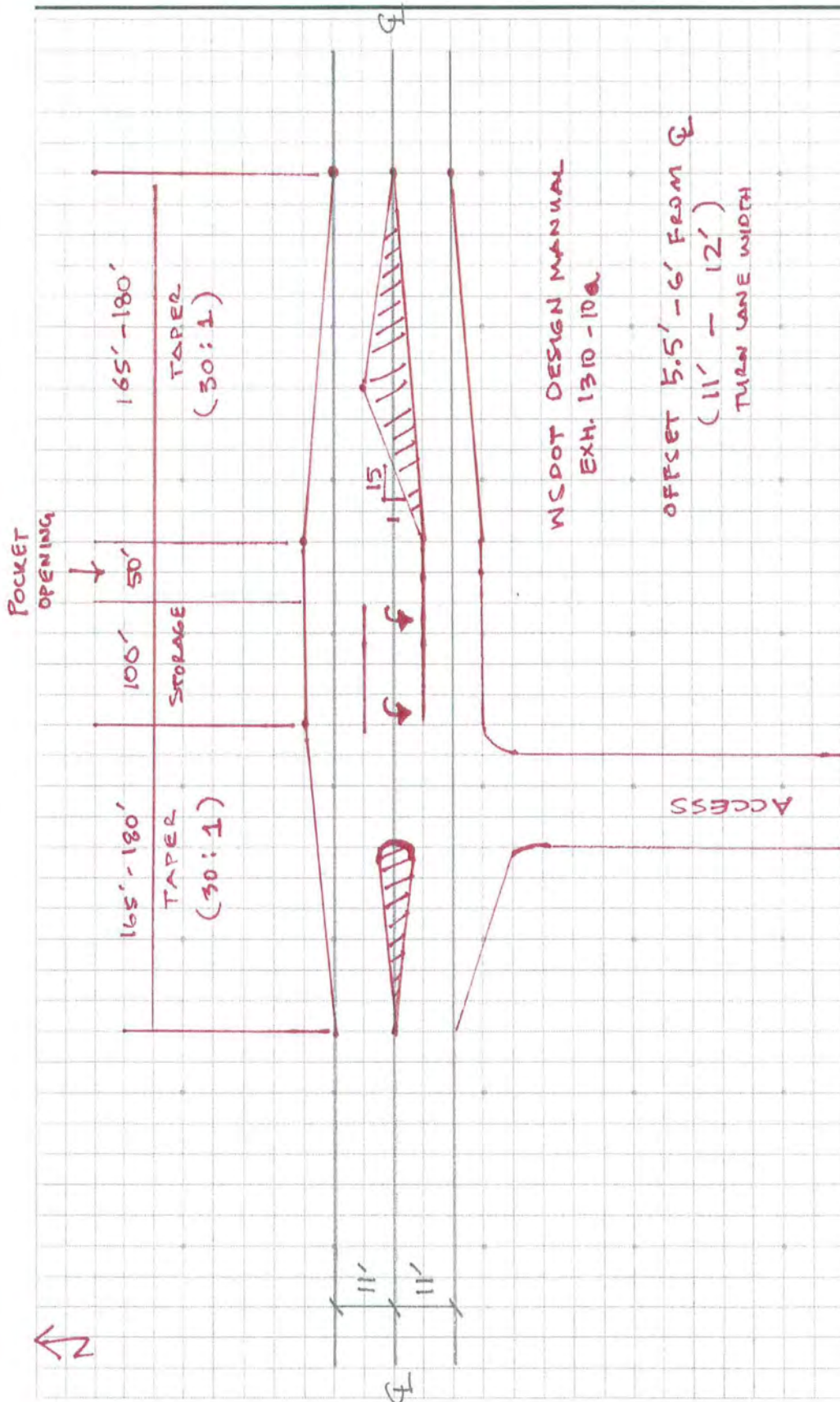
Jeffrey P. K. Hee, P.E.
Project Engineer



Left-Turn Storage Guidelines: Two-Lane, Unsignalized
 Exhibit 1310-7a



WSPOT DESIGN MANUAL EXHIBIT 1310-10a (ALT = EXH 1310-10b)
(July 2014)



Mailed
9/2/15



September 2, 2015

To: Property Owners Within 300' of Parcel 31681
NHN Richardson Property Anacortes WA

Re: Single Family Development

Nels Strandberg would like to invite you to an informational meeting to discuss his upcoming plans for property that is located within 300 ft of property you own.

Please join us on September 15, 2015 - 5:30PM at the Strandberg Construction Office located at 2018 R Avenue Anacortes.

We encourage you to attend the meeting and hear what we have proposed for the property. Following the presentation you will have the opportunity to ask questions or share concerns you may have. This single family neighborhood will be created with the same care and concern for our community that is apparent in all of the Strandberg projects.

If you have any questions please feel free to contact Debbie Headrick at (360)-293-7431 x1 or Debbie@Strandbergconstruction.com

Sincerely,

A handwritten signature in cursive script that reads "Debbie Headrick".

Debbie Headrick
Strandberg Construction, Inc.

EXHIBIT #2:

ASSESSOR'S INFO AND GIS MAP



Shoreline Data

- H Historic Property Inventory
- DANP Monitor Report Sites
- N National Register Data Coastland Properties
- DANP Potential Sites
- DANP Cemetery Sites
- Zoning
- Zoning

City Limits

- C County Parcels
- P Public Parks
- AACPL Trails
- O Other Trails

PS Pump Station

Green Mainline

- S Sewer Silt
- S Sewer Segment
- S Septic Homes
- S Old Street
- C Contingency
- M Manual
- S Shoreline Residential
- L Lagoon
- M Mean Maximize

Storm Vault

- B Storm Control Structure
- B Storm Catch Basins
- B Storm Man Holes
- B Storm Drain Culvert
- P Private Storm Lines
- B Storm Slopes
- B Storm Segments
- D Detention ponds

R/R Woodlands

T Canyons Protection

Water Trunk

- F Fire Hydrant
- A Air Release Valve
- B Water Blow Off
- B Water Meter
- P Pressure Relief Valve
- V Water Valve
- D Water Doors
- P Pit Segment
- B Water Facilities
- B Water Pipe Segments
- B Water Service Line
- B Cleanouts
- B through Ties
- B Curb
- B Lakes & Ponds
- B Wetlands

This map was created from available public records and existing map sources. Not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground-truthing".

Details for Parcel: P31681



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)
[Excise Affidavits](#)

Documents scanned and recorded by the Auditor's office
Document scans of excise affidavits

Parcel Number	XrefID	Quarter	Section	Township	Range
P31681	350122-4-004-0000	04	22	35	01
Owner Information	Site Address(es)	Map Links			
RICHARDSON REVOCABLE LIVING TRUST		Open in iMap			
RICHARDSON MARTHA BENEVA TRUSTEE		Assessor's Parcel Map:			
23716 STRATHERN ST		PDF DWF			
WEST HILLS, CA 91304					
2015 Values for 2016 Taxes*	Sale Information	2016 Property Tax Summary			
Building Market Value \$.00	Deed Type WARRANTY DEED	2016 Taxes will be available after 2/15/2016			
Land Market Value +\$450,000.00	Sale Date 2009-06-18				
Total Market Value \$450,000.00	Sale Price \$.00	Use the Taxes link above for 2015 taxes			
Assessed Value \$450,000.00					
Taxable Value \$450,000.00					

* Effective date of value is January 1 of the assessment year (2015)

Legal Description Definitions

ACRES 7.20, THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033. THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING SOUTHEASTERLY OF THE "BURROWS BAY ROAD", EXCEPT THE "COPPER MINE ROAD" ALONG THE EAST LINE THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: A) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE PORT OF ANACORTES, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. 716164; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 2 DEGREES 11'29" WEST ALONG THE WEST LINE OF SAID PORT OF ANACORTES TRACT, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EASTERLY LINE OF THE "BURROWS BAY ROAD"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. B) BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 59'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD", AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 59'46" WEST 781.88 FEET; THENCE NORTH 2 DEGREES 11'29" EAST 669.34 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 40'23" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 760.00 FEET TO THE WEST LINE OF THE "COPPER MINE ROAD"; THENCE SOUTH 0 DEGREES 18'59" WEST ALONG SAID ROAD A DISTANCE OF 664.96 FEET TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200807220033.

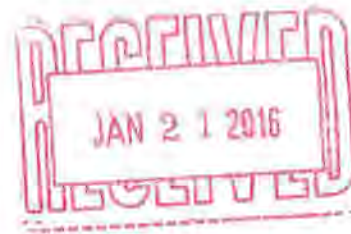
*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(26) ANADEVA) ANACORTES RESIDENTIAL DEVELOPMENT LAND			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	SEW,WTR-P	Acres	7.20	
Improvement 1 Attributes Summary				
Building Style	SINGLE FAMILY RESIDENCE			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		

EXHIBIT #3:

PUBLIC COMMENTS RECEIVED

January 14, 2016

City of Anacortes PCED
PO Box 547
Anacortes, WA 98221



Re: Proposed development of 48 North on Fidalgo Island, LLC

I would like to comment on the above referenced 48 North Project. We are owners of property located at 4304 Whidbey Court in Clearidge which abuts 48 North. We will be greatly impacted since we are located midway on the property line between Whidbey Court and 48 North.

This is my concern:

First of all, the proposed new development is subject to more lenient building codes than are allowed in our Clearidge development covenants. We are restricted to a maximum building height of 25 feet. The proposed new development is allowed 35 feet or 3 stories. The proposed new development is also allowed 7500 sq. ft. lots while our property, which is the smallest in our neighborhood, is almost 10,000 sq. ft. The Preliminary Site Plan for 48 North indicates 6 lots abutting our existing 4 on Whidbey Court, plus a section of the Connolly-Jones lot.

In addition, our house is a 25 year old single story with a small daylight basement room on the west end. The entire width of our house is only 10 feet from the 48 North property line. All of the windows of our living room, dining room, kitchen, office and master bedroom look out the direction of the proposed new development. Being located midway on Whidbey Court, our 180 degree view will be of the backs of the houses of 48 North. For this reason we are concerned about the proposed density and height of the development. Houses that are 35 feet tall can be built only 30 feet from our actual house under the current building code.

My request is that the Planning Commission reconsiders the building code for 48 North taking into consideration the density and restrictions that are in force in our neighborhood. I would hope to see the development of 48 North more consistent with its surrounding neighborhoods which abut it on three sides: Whidbey Court, Allen Court, and Eagle View Court.

Sincerely yours,

Lisa Stultz
Alan and Lisa Stultz
4304 Whidbey Court
Anacortes, WA 98221
Tele: 360-420-7714 lisaonwater@gmail.com

Cricchio, Kevin

From: mark.wray@comcast.net
Sent: Friday, January 22, 2016 9:11 AM
To: Cricchio, Kevin
Subject: several questions

Dear Kevin

I have a few questions regarding the 48 North PUD application.

Do the "several code modifications" that are proposed refer to lot size?

Has, a traffic study been completed, and if so, who completed it?

Thank you for your time.

Sincerely

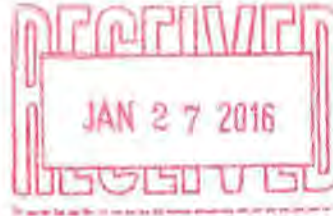
Mark Wray

4307 Glasgow Way

City of Anacortes PCED
Don Measmer & Kevin Cricchio
PO Box 547
Anacortes, WA 98221

January 22, 2016

Mark Wray
4307 Glasgow Way
Anacortes, WA 98221



Dear Don & Kevin,

I have several issues I would like to address regarding the proposed Development by Nels Strandberg on the south side of Oakes Ave. btw Allen Court and Eagle View Court Parcel # P31681.

I have serious safety concerns regarding the access as proposed. I possess a Class A Commercial Drivers License and drive professionally for a living. I ride a motorcycle and also enjoy riding my bicycle to and from town. I have lived at the above address for 28 yrs. and have traveled passed the site on Oakes Ave. thousands of times in all driving conditions: darkness, heavy fog, ice and snow, busy travel and commute times, ferry traffic, passing bicycles, pedestrians, semi-trucks and trailers, school busses and emergency vehicles. Driver visibility traveling in both directions is limited at that site. The narrowness and tight radius of the road at that turn creates a 'choke point' especially with the large power pole only 53 inches from the fog line.

The combination of poor visibility narrowing road, essentially a nonexistent bike lane traveling westbound and little room for pedestrians creates a very hazardous situation. I believe relocating the power pole and removing some of the radius of the corner will create a substantially safer intersection, assuming a left turn lane is constructed.

Additionally the 40' right of way within the development allows for a sidewalk, only on one side, with two lanes of traffic and two parked cars. This does not seem adequate. Finally, I feel the density is not consistent with most of the neighboring property's.

Thank you
Sincerely,

A handwritten signature in blue ink that reads "Mark F. Wray".

Mark F. Wray

EXHIBIT #4:

DEPARTMENT /AGENCY COMMENTS RECEIVED



SKAGIT TRANSIT

600 County Shop Lane
Burlington, WA 98233-9772
Ph: (360) 757-8801 • Fax: (360) 757-8019
www.SkagitTransit.org

February 23, 2016

Dear Don Measamer:

Skagit Transit would like the opportunity to provide comments on the 30 lot subdivision proposed for Oakes Avenue near Allen Court as part of the SEPA process. One Skagit Transit bus per hour drives west on Oakes Avenue past the subject site as part of our Route 410. If frontage improvements will be required as part of this development, we ask that the developer be required to work with Skagit Transit to ensure needed bus stop infrastructure is included in frontage design.

At a minimum, bus stop seating should be accommodated at back of sidewalk. However, a bus pull out may be appropriate at this location.

Sincerely,

Dale O'Brien
Executive Director

PW Conditions PW#16-005-DEV:

Paperwork:

1. 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.
2. 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.
3. 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.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. This project is required to obtain a General Construction Permit from the Washington State Department of Transportation for all road crossings and work adjacent to and on Oakes Avenue.
6. 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.
7. A Traffic Impact Analysis – Level 2 shall be submitted for review by the Public Works Department.
8. 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.
9. 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.

Water:

10. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.

11. Water main shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
12. All Water Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.

Sanitary Sewer:

13. Sanitary Sewer Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
14. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.
15. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.

Storm Drainage:

16. Storm Drainage Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
17. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
18. In an effort to reduce the size of the proposed Public Rain Garden for water quality, each parcel shall be required to employ Low Impact Development BMP's that offset the impact to the Public. Such BMP's shall be on-site rain gardens, infiltration systems, pervious driveways and sidewalks.
19. A note shall be placed on the face of the plat regarding subsurface water conditions. The details of the note shall be completed prior to the recording of the Final Plat.

Site-Frontage:

20. Provisions shall be made to accommodate for a Public Transit stop along Oakes Avenue. The Developer shall work with the Planners from Skagit Transit to determine a location.
21. Roadway horizontal alignments shall be designed to allow for proper sight distances.

22. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
23. Street lighting shall be required at both ingress and egress of the project. Street lighting shall be energy efficient 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.
24. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
25. Internal roadway (Baughn Circle) shall be required to provide for:
 - 40-foot Public Right-of-Way
 - A minimum of 28-feet of paved asphalt.
 - Maximum grade of 12%. Unless a steeper grade of 15% is approved by the City Council as required under the Anacortes Municipal Code.
 - With 5-foot sidewalks on both sides of the road.
26. Oakes Avenue, along the frontage of this project is required to provide for:
 - An appropriately designed left hand turn lane and related transitions shall be designed and constructed to meet the requirements of the Washington State Department of Transportation and the City of Anacortes Public Works Department.

Public Works Department supports the proposed 30 MPH change from 40 MPH as requested by the Developer. The revised speed limit change will need to be approved and implemented by the Washington State Department of Transportation. The current speed limit is posted 40 MPH and the improvements should be designed accordingly.
 - Cement Concrete Traffic Curb and Gutter with a 5-foot minimum sidewalk shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
 - Due to the inconsistency of the asphalt edge along Oakes Avenue, the project will need to pave a minimum of 8-feet to obtain slope from the existing asphalt to the new



Development Review Group (DRG)

Name of Applicant: 48 North on Fidalgo Island

Brief Description: Preliminary Plat, PUD, Code Modifications & SEPA
Environmental Review

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TJW

Comments:

OK

Solid Waste: mk

Comments:

OK

Sandi Andersen: SA

Comments:

NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

§77.13 Construction or alteration requiring notice.

(a) Except as provided in §77.15, each sponsor who proposes any of the following construction or alteration shall notify the Administrator in the form and manner prescribed in §77.17.

(1) Any construction or alteration of more than 200 feet in height above the ground level at its site.

(2) Any construction or alteration of greater height than imaginary surface extending outward and upward at one of the following slopes:

(i) 1.00 to 1 for horizontal distance of 20,000 feet from the nearest point of the nearest runway of each airport specified in paragraph (a)(5) or this section with at least one runway more than 3,200 feet in actual length, excluding heliports.

(ii) 50 to 1 for horizontal distance of 10,000 feet from the nearest point of the nearest runway of each airport specified in paragraph (a)(5) of this section with its longest runway no more than 3,200 feet in actual length, excluding heliports.

(iii) 25 to 1 for a horizontal distance of 5,000 feet from the nearest point of the nearest landing and takeoff area of each heliport specified in paragraph (a)(5) of this section.

(3) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 16 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a)(1) or (2) of this section.

(4) When requested by the FAA, any construction or alteration that would be in an instrument approach area (defined in the FAA standards governing instrument approach procedures) and available information indicates it might exceed a standard of Subpart C of this part.

(5) Any construction or alteration on any of the following airports (including heliports):

(i) An airport that is available for public use and is listed in the Airport Directory of the current Airman's Information Manual or in either the Alaska or Pacific Airman's Guide and Chart Supplement.

(ii) An airport under construction, that is the subject of a notice or proposal on file with the Federal Aviation Administration, and except for military airports, it is clearly indicated that airport will be available for public use.

(iii) An airport that is operated by an armed force of the United States.

(b) Each sponsor who proposes construction or alteration that is the subject of a notice under paragraph (a) of this section and is advised by an FAA regional office that a supplemental notice is required shall submit that notice on a prescribed form to be received by the FAA regional office at least 48 hours before the start of construction or alteration.

(c) Each sponsor who undertakes construction or alteration that is the subject of a notice under paragraph (a) of this section shall, within 5 days after that construction or alteration reaches its greatest height, submit a supplemental notice on a prescribed form to the FAA regional office having jurisdiction over the region involved, if—

(1) The construction or alteration is more than 200 feet above the surface level of its site; or

(2) An FAA regional office advises him that submission of the form is required.

§77.15 Construction or alteration not requiring notice.

No person is required to notify the Administrator for any of the following construction or alteration:

(a) Any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of a city, town, or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

(b) Any antenna structure of 20 feet or less in height except one that would increase the height of another antenna structure.

(c) Any air navigation facility, airport visual approach or landing air, aircraft arresting device, or meteorological device, of a type approved by the Administrator, or an appropriate military service on military airports, the location and height of which is fixed by its functional purpose.

(d) Any construction or alteration for which notice is required by any other FAA regulation.

§77.17 Form and time of notice

(a) Each person who is required to notify the Administrator under §77.13 (a) shall send one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office having jurisdiction over the area within which the construction or alteration will be located. Copies of FAA Form 7460-1 may be obtained from the headquarters of the Federal Aviation Administration and the regional offices.

(b) The notice required under §77.13 (a)(1) through (4) must be submitted at least 30 days before the earlier of the following dates—

(1) The date the proposed construction or alteration is to begin.

(2) The date an application for a construction permit is to be filed.

However, a notice relating to proposed construction or alteration that is subject to the licensing requirements of the Federal Communications Act may be sent to the FAA at the same time the application for construction is filed with the Federal Communications Commission, or at any time before that filing.

(c) A proposed structure or an alteration to an existing structure that exceeds 2,000 feet in height above the ground will be presumed to be a hazard to air navigation and to result in an inefficient utilization of airspace and the applicant has the burden of overcoming that presumption. Each notice submitted under the pertinent provisions of this part 77 proposing a structure in excess of 2,000 feet above ground, or an alteration that will make an existing structure exceed that height, must contain a detailed showing, directed to meeting this burden. Only in exceptional cases, where the FAA concludes that a clear and compelling showing has been made that it would not result in an inefficient utilization of the airspace and would not result in a hazard to air navigation, will a determination of no hazard be issued.

(d) In the case of an emergency involving essential public services, public health, or public safety that required immediate construction or alteration, the 30 day requirement in paragraph (b) of this section does not apply and the notice may be sent by telephone, telegraph, or other expeditious means, with an executed FAA Form 7460-1 submitted within five (5) days thereafter. Outside normal business hours, emergency notices by telephone or telegraph may be submitted to the nearest FAA Flight Service Station.

(e) Each person who is required to notify the Administrator by paragraph (b) or (c) of §77.13, or both shall send an executed copy of FAA Form 7460-2, Notice of Actual Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office having jurisdiction over the area involved.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office Obstruction Evaluation Service, AJR-322
2801 Meachum Boulevard
Fort Worth, TX 76193
Fax: 817-838-1991
Phone: 817-838-1990

Website: <https://oeaaa.faa.gov>

INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

PLEASE TYPE or PRINT

ITEM #1. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alteration shall be included in **ITEM #21** "Complete Description of Proposal".

Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filing on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in **ITEM #21** "Complete Description of Proposal".

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enter the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. **DO NOT LEAVE BLANK.**

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference" **DO NOT LEAVE BLANK.** **NOTE:** *High intensity lighting shall be used only for structures over 500' AGL.* In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9 and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a **hand-held GPS instrument is NOT acceptable.** A hand-held GPS is only accurate to within 100 meters (328 feet) 95 percent of the time. This data, when plotted, should match the site depiction submitted under **ITEM #20.**

ITEM #11. NAD 83 is preferred; however, latitude and longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datums may be used. It is important to know which datum is used. **DO NOT LEAVE BLANK.**

ITEM #12. Enter the name of the nearest city and state to the site. If the structure is or will be in a city, enter the name of that city and state.

ITEM #13. Enter the **full** name of the nearest public-use (**not private-use**) airport or heliport or military airport or heliport to the site.

ITEM #14. Enter the distance **from** the airport or heliport listed in #13 **to the structure.**

ITEM #15. Enter the direction **from** the airport or heliport listed in #13 **to the structure.**

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17'3" rounds to 17', 17'6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under **ITEM #20.**

ITEM #17. Enter the total structure height **above ground level** in **whole feet** rounded to the **next highest foot** (e.g. 17'3" rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in **whole feet.** This will be the total of **ITEM #16 + ITEM #17.**

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" x 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, contact USGS at 1-800-435-7627 or via internet at "<http://mapping.usgs.gov>". If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (*Attach the antenna pattern, if available*).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (*Attach depiction*).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (*e.g. corrections, no record or previous study, etc.*).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal, state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation and zoning authorities.

Paperwork Reduction Work Act Statement: This information is collected to evaluate the effect of proposed construction or alteration on air navigation and is not confidential. Providing this information is mandatory for anyone proposing construction or alteration that meets or exceeds the criteria contained in 14 CFR, part 77. We estimate that the burden of this collection is an average 19 minutes per response. An agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number. The OMB control number for this collection is 2120-0001. Comments concerning the accuracy of this burden and suggestions for reducing the burden should be directed to the FAA at: 800 Independence Ave. SW, Washington, DC 20591, Attn: Information Collection Clearance Officer, ABA-20

U.S. Department of Transportation
Federal Aviation Administration

Failure To Provide All Requested Information May Delay Processing of Your Notice

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number

1. Sponsor (person, company, etc. proposing this action):

Attn. of: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

2. Sponsor's Representative (if other than #1):

Attn. of: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

3. Notice of: ☐ New Construction ☐ Alteration ☐ Existing4. Duration: ☐ Permanent ☐ Temporary (_____ months, _____ days)

5. Work Schedule: Beginning _____ End _____

6. Type: ☐ Antenna Tower ☐ Crane ☐ Building ☐ Power Line
☐ Landfill ☐ Water Tank ☐ Other _____

7. Marking/Painting and/or Lighting Preferred:

☐ Red Lights and Paint ☐ Dual - Red and Medium Intensity White
☐ White - Medium Intensity ☐ Dual - Red and high Intensity White
☐ White - High Intensity ☐ Other _____

8. FCC Antenna Structure Registration Number (if applicable): _____

9. Latitude: _____ ° _____ ' _____ " _____

10. Longitude: _____ ° _____ ' _____ " _____

11. Datum: ☐ NAD 83 ☐ NAD 27 ☐ Other _____

12. Nearest City: _____ State _____

13. Nearest **Public-use** (not private-use) or Military Airport or Heliport: _____

14. Distance from #13. to Structure: _____

15. Direction from #13. to Structure: _____

16. Site Elevation (AMSL): _____ ft.

17. Total Structure Height (AGL): _____ ft.

18. Overall Height (#16 + #17) (AMSL): _____ ft.

19. Previous FAA Aeronautical Study Number (if applicable): _____

-OE

20. Description of Location: (Attach a USGS 7.5 minute Quadrangle Map with the precise site marked and any certified survey)

21. Complete Description of Proposal:

Frequency/Power (kW)

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a)

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date

Typed or Printed Name and Title of Person Filing Notice

Signature

Cricchio, Kevin

From: Josh Beaner <Josh@portofanacortes.com>
Sent: Friday, January 29, 2016 9:27 AM
To: Cricchio, Kevin
Subject: Fwd: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003
Attachments: faa7460_1.pdf

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Becky Darden
Date: 01/29/2016 9:24 AM (GMT-08:00)
To: Josh Beaner
Subject: RE: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

Attached is the FAA Form 7460.

From: Josh Beaner
Sent: Friday, January 29, 2016 9:22 AM
To: Becky Darden
Subject: Fwd: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

What is the form we have to file with the FAA? 7460?

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Cricchio, Kevin" <kevinc@cityofanacortes.org>
Date: 01/29/2016 9:20 AM (GMT-08:00)
To: Josh Beaner <Josh@portofanacortes.com>, Sarah Tchang <sarah@portofanacortes.com>
Cc: "Don Measamer (E-mail)" <Don@cityofanacortes.org>, "Grage, Libby" <LibbyB@cityofanacortes.org>
Subject: RE: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

Josh,

If you have any conditions /requirements you would like added to the project, please let me know what that is.
Thanks.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

City of Anacortes

(360) 299-1969

From: Josh Beaner [<mailto:Josh@portofanacortes.com>]

Sent: Friday, January 29, 2016 9:18 AM

To: Cricchio, Kevin <kevinc@cityofanacortes.org>; Sarah Tchang <sarah@portofanacortes.com>

Cc: Measamer, Don <don@cityofanacortes.org>; Grage, Libby <LibbyB@cityofanacortes.org>

Subject: RE: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

This is the Strandberg development correct? Our biggest concern is the FAA height restrictions. The other concern is adding more houses around the airport, the Port does not want to restrict private parties from there opportunities. We have talked with Nels.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Cricchio, Kevin" <kevinc@cityofanacortes.org>

Date: 01/29/2016 9:06 AM (GMT-08:00)

To: Sarah Tchang <sarah@portofanacortes.com>, Josh Beaner <Josh@portofanacortes.com>

Cc: "Don Measamer (E-mail)" <Don@cityofanacortes.org>, "Grage, Libby" <LibbyB@cityofanacortes.org>

Subject: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

1/29/16

Sarah & Josh,

Good morning. This email was sent out on the 4th of January concerning a proposed 30 lot preliminary plat /PUD. We want to make sure you're aware of this. Please provide any comments /requirements to us concerning this. Thanks.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

City of Anacortes

(360) 299-1969

From: Cricchio, Kevin

Sent: Monday, January 04, 2016 12:06 PM

To: Storme, Roland <stormer@wsdot.wa.gov>; 'Glasow, Robert F.' <GlasowR@wsdot.wa.gov>; 'Clark, Dennis (DNR)' <Dennis.Clark@dnr.wa.gov>; 'Doug.Thompson@dfw.wa.gov' <Doug.Thompson@dfw.wa.gov>; 'TeamMillCreek@dfw.wa.gov' <TeamMillCreek@dfw.wa.gov>; Kaehler, Gretchen (DAHP)

<Gretchen.Kaehler@DAHP.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'brandonb@co.skagit.wa.us' <brandonb@co.skagit.wa.us>; 'dalep@co.skagit.wa.us' <dalep@co.skagit.wa.us>; 'ddigges@skagittransit.org' <ddigges@skagittransit.org>; 'Colleen_Stinson@fws.gov' <Colleen_Stinson@fws.gov>; 'Miller, Mark' <mark_miller@fws.gov>; 'randel.j.perry@usace.army.mil' <randel.j.perry@usace.army.mil>; 'lcampbell@swinomish.nsn.us' <lcampbell@swinomish.nsn.us>; 'thyatt@skagitcoop.org' <thyatt@skagitcoop.org>; Christine Woodward <cwoodward@samishtribe.nsn.us>; 'Jackie Ferry' <jferry@samishtribe.nsn.us>; 'sschuyler@UPPERSKAGIT.com' <sschuyler@UPPERSKAGIT.com>; Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; 'jane.major@pse.com' <jane.major@pse.com>; 'McCammant, Ted' <Ted.McCammant@cngc.com>; 'vwellington@asd103.org' <vwellington@asd103.org>; Jenkins Dossen <Jenkins@portofanacortes.com>

Subject: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

1/4/16

RE: 48 North 30 Lot Preliminary Plat, PUD, SEPA Review, PUD-2015-0003

To Whom It May Concern:

Attached is a comment form, application, site plan, and associated material concerning a recently submitted 30 lot preliminary plat & Planned Unit Development located off of Oakes Avenue. Please provide any comments /requirements concerning this to me **January 27, 2016**. Due to file size limitations I am unable to email all attachments. If you would like additional material emailed to you please let me know. Thanks.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

City of Anacortes

(360) 299-1969

EXHIBIT #5:

NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS



NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: Preliminary Plat, Planned Unit Development (PUD) and SEPA environmental review to create 30 lots and 1 community-park on approximately 7.48 gross acres zoned R2. Additionally, several code modification are also proposed as part of the preliminary plat & PUD.

Applicant: 48 North on Fidalgo Island, LLC

File Number: PUD-2015-0003

Project Location: On the south side of Oakes Avenue between Allen Court and Eagle View Court. Parcel #: P31681 is located in a portion of Section 22; Township 35 North; Range 01; Willamette Meridian.

Date of Application: December 08, 2015

Date of Completeness: January 4, 2016

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends on **January 27, 2016, at 5:00 pm.** Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Final preliminary plat & PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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, etc.), & Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an 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.

Existing Environmental Documents: SEPA Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on February 24, 2016, with a site visit conducted onsite by members at 3:00 PM.**

Closed Record Public Hearing: A closed-record public hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on March 21, 2016, with a site visit conducted onsite by members at 5:00 PM.** Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

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 of hearings 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; Phone: (360) 299-1969; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: January 13, 2016

Publish: January 13, 2016

OVERALL SITE AREA 313,501 SF
NET 7.20 ACRES
GROSS 7.48 ACRES W/ 1/2 ROW
4 UNITS/ACRE = 29.92 UNITS

DATUM:
NAVD 88

LEGEND

FENCE	—X—X—X—X—X—
GAS	—□—
UNDERGROUND POWER	—LGP—
SANITARY SEWER	—SS—
STORM SEWER	—SD—
WATER MAIN	—V—
Power Vault	
Catch Basin	
Sanitary Sewer Clean Out	
Sanitary Sewer Man Hole	
Cable Ped	
Fire Hydrant	
Water Gate Valve	
Water Meter	

VICINITY PLAN
NO SCALE

That portion of the South 1/4 of the Northeast 1/4, of the Southeast 1/4, of Section 22, Township 35 North, Range 1 East, W.M., lying Southeasterly of the "BURROWS BAY ROAD", EXCEPT the "COPPER MINE ROAD" along the East line thereof, AND EXCEPT the following described tracts:

a.) Beginning at the Southeast corner of the South 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section; thence North 88°59'46" West along the South line of said South 1/4 of the Northeast 1/4 of the Southeast 1/4, 30.00 feet to the West line of the "COPPER MINE ROAD"; thence continue North 88°59'46" West 781.88 feet; thence North 2°11'29" East 669.34 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 and the true point of beginning of this description, said point being the Northwest corner of that certain tract conveyed to the Port of Anacortes, a municipal corporation, by deed recorded July 22, 1968, under Auditor's File No. 716164; thence from said true point of beginning run. South 2°11'29" West along the West line of said Port of Anacortes tract, a distance of 15 feet; thence West parallel with the North line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 to the Easterly line of the "BURROWS BAY ROAD"; thence Northerly along said Easterly line to the North line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; thence East along said North line to the true point of beginning.

b.) Beginning at the Southeast corner of the South 1/2 of the Northeast 1/4 of the Southeast 1/4;
thence North 88°59'46" West along the South line of said subdivision 30.00 feet to the West line of the "COPPER MINE ROAD", and the true point of beginning; thence continue North 88°59'46" West 781.88 feet; thence North 2°11'29" East 669.34 feet to the North line of said subdivision;
thence South 88°40'23" East along the North line of said subdivision 760.00 feet to the West line of the "COPPER MINE ROAD";
thence South 0°18'59" West along said road a distance of 664.96 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The top is marked with the numbers 40, 0, 20, 40, 80, and 160. Below the bar, the text "(IN FEET)" is centered. Below that, the text "1 inch = 40 ft." is centered.



October 31, 2015

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

48 North P.U.D.
Oakes Avenue
Owner: 48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

Preliminary Site Plan & Utilities

SHEET NO.	C1
REV.:	
JOB NO: 2015-53	
DATE: June 2015	
SCALE: 1"=40'	
DRAWN: D. HERRIGSTAD	
CHECK: D. HERRIGSTAD	
SHEET 1 OF 2	

EXHIBIT #6:

ISSUED SEPA MDNS



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

PH (360) 293-1907

Don Measamer, *Director of Planning, Community and Economic Development* FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)
Mitigated Determination of Non-Significance (MDNS)

FILE NUMBER:

PUD-2015-0003

PROJECT NAME:

48 North PUD

APPLICANT:

48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

LANDOWNER:

Richardson Revocable Living Trust
Richardson Martha Beneva Trustee
23716 Strathern Street
West Hills, CA 91304

**PROJECT ENGINEER &
SURVEYOR:**

Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

PROJECT PLANNER:

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

SUBJECT PROPOSAL:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), Code Modifications, Right-of-Way Dedication, and SEPA environmental review to create 30 lots and 1 community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area.

MODIFICATIONS PROPOSED:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. For lots 3-17, the following modification is requested: A reduction of the R2 Zoning District's front yard setback of 20 feet to 10 feet. The rear setback would be increased

however from the 20 foot required setback to 30 feet. The garage however would still be setback 20 feet from the front property line.

2. All other lots besides 3-17 would be required to meet the R2 Zoning District setback requirements.
3. The applicant also has requested a narrower Right-of-Way. Typically the city would require a fifty (50) foot ROW with curb, gutter, and sidewalk on both sides of the road. The applicant however requests a forty (40) foot ROW with a sidewalk only one side of the road.
4. The applicant also is proposing a modification to the R2 Zoning District's lot coverage which is thirty-five (35) percent. The applicant however proposes a 37.5% lot coverage.
5. The applicant proposes a deviation to the 12% city standard for maximum road grade. The applicant has requested a maximum road grade of 15% at the entrance (only) to the subject plat and PUD.
6. The applicant proposes that Oakes Avenue's speed rate be changed from 40 MPH to 30 MPH.

PROJECT LOCATION:

The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court and is located in a portion of Section 22; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCEL:

Parcel #: P31681

PERMITS REQUIRED:

The following permits /approval may be required in addition to the above: Civil Construction Plan approval, Final plat and PUD approval, NPDES Construction Stormwater General Permit, building permit(s); other applicable state and federal permits/authorizations.

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report, Geological Hazardous Area Report, SEPA Environmental Checklist, Tree Assessment & Preservation Plan, & Landscape Plan

ZONING DISTRICT /COMPREHENSIVE PLAN DESIGNATION:

The subject property is located in the Residential Low Density (R2) Zoning District and Comprehensive Plan Designation of the City of Anacortes.

CUT & FILL:

2,500 ± cubic yards of topsoil removed and 3,000 ± cubic yards of structural fill imported.

CRITICAL AREAS:

Wetlands:

On June 10, 2015, Aqua-Terr Systems, Inc. (ATSI) performed a reconnaissance level review for the presence or absence of critical areas on the subject property. According to their critical area letter dated June 23, 2015, no regulated critical areas were located on the subject property. Additionally, according to ATSI's letter dated January 22, 2016, no regulated wetlands are located within 300 feet of the subject property.

Priority Habitat & Species (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property except that a Bald Eagle nesting site may be located within approximately 500 plus feet to the northwest of the site. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject proposal and no comment was received.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comments were received.

Geologically Hazardous Areas:

Following a geological site reconnaissance, GeoEngineers prepared a Geological Hazard Assessment dated July 21, 2015. According to this report, no Geological Hazardous Areas are located on the subject property.

V. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated August 12, 2015. According to this report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Accordingly, the applicant will plant 108 trees onsite.

VI. TRANSPORTATION:

A traffic study was prepared by Traffic Solutions, Inc. (TSI) on October 12, 2015. The traffic study evaluated current conditions, future conditions, and anticipated impacts that the 48 North plat /PUD may have on the site and vicinity. TSI's report concluded that there that the project did not meet the threshold for requiring a turn lane off of State Route Twenty (SR20) /Oakes Avenue into the project's internal roadway providing ingress/egress to the 30 residential lots. Nonetheless, the applicant is proposing a left turn lane from SR20 /Oakes Avenue into the

subject subdivision thereby improving traffic wait times, cars stacked up waiting to turn into the project, and vehicular /pedestrian safety.

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. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards.
4. All applicable permits shall be secured before any construction activities begin onsite.
5. Those 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) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan.
6. Before any site development /grading and/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.
7. The applicant shall plant a minimum of 108 additional trees onsite in order to comply with the minimum number of tree credits required per AMC Chapter 16.50 that is discussed in the submitted Tree Assessment & Preservation Plan. At time of final plat and PUD submittal, the applicant shall submit a revised site plan showing the location of the additional trees required for planting.

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 Department

ADDRESS:

904 6th Street, P.O. Box 547
Anacortes, Washington 98221

DATE: 2/17/12 Signature: 

For further information, contact the Anacortes Planning, Community, & Economic Development Department 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: February 17, 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.

EXHIBIT #7:

WETLAND REPORT



22 January 2016

Nels Strandberg
Strandberg Construction
P.O. Box 319
Anacortes, WA 98221

Re: Biological Groundtruth; 7.2 Acre Oakes Avenue, Anacortes, Washington; Response to City of Anacortes/Kevin Cricchio Question.

Dear Mr. Strandberg,

As requested, in June of last year, ATSI staff, Karla Gallina, BS, PWS and Sigrid Williams, BS, completed a biological groundtruth on your 7.2 acre Oakes Avenue parcel. Wetlands were not observed on your property, but there was mention of a City mapped wetland to the east of your property. Mr. Cricchio has requested clarification of our letter.

The City of Anacortes Critical Areas Map, which I made for the city indicates a wetland on the southern portion of the airport (Port) property. I "drew" said wetland onto the map using aerial photography. After I prepared said map for the city, I had a contract with the Port to review portions of their property for wetlands. At that time I walked the southern portion where the referenced wetland in our original letter occurs. The wetland as mapped by the city is smaller than 36,000 square feet and greater than 300 feet from your project property.

To conclude, wetlands do not occur within 300 feet of your project property. This is based on my personal knowledge of walking the Port property that is to the east of your property.

Do not hesitate to contact us if you have questions or we can provide you with additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jim Wiggins", is written over a horizontal line.

Jim Wiggins, MS, PWS
Senior Biologist • Principal
Aqua-Terr Systems, Inc.
21993 Grip Road • Sedro-Woolley, WA 98284
(360) 856-2139
atsi@fidalgo.net • www.AquaTerrSystemsInc.com



ATSI
Aqua-Terr Systems, Inc.

23 June 2015

Nels Strandberg
Strandberg Construction
P.O. Box 319
Anacortes, WA 98221

Re: Biological Groundtruth; 7.2 acre Oakes Avenue, Anacortes, Washington

Dear Mr. Strandberg,

As requested, ATSI staff, Karla Van Leaven, BS, PWS and Sigrid Williams, BS, completed a biological groundtruth (particularly wetlands) 10 June 2015 on your 7.2 acre Oakes Avenue parcel. The groundtruth included walking the entire parcel, collecting quantitative data on the vegetation, soils, and hydrology from five data plots, and providing an overall general description of our observations. Additional observations were made within 300 feet of the parcel.

The subject parcel was comprised of a dense, upland forest dominated by Douglas fir (*Pseudotsuga menziesii*) and red alder (*Alnus rubra*) in the canopy and salmonberry (*Rubus spectabilis*), osoberry (*Oemleria cerasiformis*), and Nootka rose (*Rosa nutkana*) in the shrub layer. The soils mapped on and adjacent to the parcel, Bow gravelly loam, Catla gravelly fine sandy loam, and Clallam gravelly loam, are not indicated as hydric. No surface water was observed on or adjacent to the parcel.

The subject parcel moderately slopes northwest. An ingrown dry (at the time of our analysis) ditch approximately 1 to 2 feet wide and of the same height with spoils located adjacent was observed on the southeast portion of the parcel heading northeast onto the adjacent parcel. An overgrown dirt road occurs on the northwest portion of the parcel. Residential housing developments are located adjacent to the south, west, and north portions of the parcel, forested land is located to the north and east of the parcel, and a portion of the airport is located west of the parcel. Associated trails and landscape debris were observed. Auto body and metal debris were observed on northwest portion of the parcel.

No wetlands or other regulated critical areas were observed on the subject parcel. Per the City of Anacortes critical areas map, an approximate 38,000 square foot Category II wetland is mapped northeast of the parcel. ATSI did not observe said wetland and therefore it is understood that the wetland does not exist and/or is outside the 300 foot study area.

This assessment and the statements provided are based on our best professional judgement through observations made during field work. Do not hesitate to contact us if you have questions or we can provide you with additional information.

Respectfully,



Jim Wiggins, MS, PWS
Senior Biologist/Principal



Karla Van Leaven, BS, PWS
Senior Biologist/Project Manager



Sigrid Williams, BS
Associate Biologist

Aqua-Terr Systems, Inc.
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(360) 856-2139
atsi@fidalgo.net
www.AquaTerrSystemsInc.com

EXHIBIT #8:

GEOTECHNICAL REPORT

**Geologic Hazard Assessment and
Geotechnical Engineering Services**

Oakes Avenue 30-Lot Plat
Anacortes, Washington

for
Strandberg Construction

July 21, 2015



GEOENGINEERS 
Earth Science + Technology

**Geologic Hazard Assessment and
Geotechnical Engineering Services**

Oakes Avenue 30-Lot Plat
Anacortes, Washington

for

Strandberg Construction

July 21, 2015



600 Dupont Street
Bellingham, Washington 98225
360.647.1510

**Geologic Hazard Assessment and
Geotechnical Engineering Services**

**Oakes Avenue 30-Lot Plat
Anacortes, Washington**

File No. 9323-009-00

July 21, 2015

Prepared for:

Strandberg Construction
PO Box 319
Anacortes, Washington 98221

Attention: Nels Strandberg

Prepared by:

GeoEngineers, Inc.
600 Dupont Street
Bellingham, Washington 98225
360.647.1510


Amanda Fickeisen, LG
Geologist


J. Robert Gordon, PE
Principal

AF2:JRG:tlm

Two copies submitted

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.



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Figure 1. Vicinity Map

Figure 2. Site and Exploration Plan

Figure 3. Typical Redi-Rock Gravity Wall Section

APPENDICES

Appendix A. Field Explorations and Laboratory Testing

Figure A-1. Key to Exploration Logs

Figures A-2 through A-6. Logs of Test Pits

Figure A-7. Sieve Analysis Results

Appendix B. Report Limitations and Guidelines for Use

INTRODUCTION AND SCOPE

This report presents the results of our geologic hazard assessment and geotechnical engineering services for the proposed development of the 30-lot residential plat located along Oakes Avenue in Anacortes, Washington. The general location of the site is shown in the Vicinity Map, Figure 1.

The site is currently undeveloped and is approximately 7.2 acres in size, according to the Skagit County Assessor website. As currently envisioned, the proposed development will consist of a 30-lot residential subdivision. A new road is proposed for the site that would connect the development to Oakes Avenue. The site slopes downward to the north and west, ranging from approximately Elevation 230 feet in the southeast corner to approximately Elevation 150 in the northwest corner. The site has some limited areas that are designated as a landslide hazard area by the City of Anacortes (City) Critical Area Regulations, Chapter 17.70; therefore, a geologically hazardous areas report addressing the landslide hazard area and potential mitigation strategies is required as part of the project submittals. We understand that site grading will require cuts on the order of 6 feet. Retaining walls in the cut areas will likely be constructed as Redi-Rock gravity walls. The existing site conditions and the proposed plat layout is shown in the Site and Exploration Plan, Figure 2.

The purpose of our geotechnical engineering services was to explore subsurface conditions at the site as a basis for assessing the landslide hazard area and developing geotechnical recommendations for the proposed development. Our scope of services included completing a geological reconnaissance at the site, excavating five test pits, completing laboratory testing on samples obtained from the explorations, performing engineering analyses, and preparing this report. Our scope is described in our proposal dated June 18, 2015 which was approved by Nels Strandberg the same day.

DESIGNATION OF GEOLOGICALLY HAZARDOUS AREAS ASSESSMENT

Our scope includes evaluation of the presence of geologic hazards and impacts of the project including any necessary mitigation strategies in accordance with the City Critical Area Ordinance (CAO), Chapter 17.70.180 – 17.70.260. The CAO requires that a qualified professional assess the geologic hazards based on review of available information and site-specific explorations, evaluate the specific project proposal with respect to relationship and impact on the hazard area and adjacent sites if appropriate, provide minimum buffers and setbacks and provide mitigation strategies where appropriate for specific geologic hazards. The geologically hazardous areas identified in the code include erosion, landslide, seismic, mine, volcanic, and other (including tsunamis, mass wasting, debris flows, rock falls, and differential settlement).

Erosion Hazard Areas

- Erosion hazard areas are designated in the City CAO as at least those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "moderate to severe," "severe," or "very severe" rill and inter-rill erosion hazard.
 - The site soils are listed as having a slight to moderate erosion hazard.

- Skagit County has a Potential Landslide and Erosion Areas map (2014) available on their website that we reviewed.
 - Based on these criteria, the site is not in an area defined as an erosion hazard. However, the site soils will represent an erosion hazard during construction. The silty soils have a high susceptibility to erosion if disturbed. We have included discussion of this hazard, and assume it will be mitigated during construction by typical temporary erosion control measures.

Landslide Hazard

- Areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" limitation for building site development.
 - The site soils are listed in Table 9. Building Site Development, as severe due to "wetness, low strength, cemented pan, slope, and frost action".
- Areas mapped by the Washington Department of Ecology (Coastal Zone Atlas) or the Washington State Department of Natural Resources (slope stability mapping) as unstable (U or class 3), unstable old slides (UOS or class 4), or unstable recent slides (URS or class 5).
 - The site is mapped as stable in the CZA.
- Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the U.S. Geological Survey or Washington State Department of Natural Resources.
 - We did not find evidence of any of these features mapped at the site.
- Areas that have slopes steeper than 15 percent and are on hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and have springs or groundwater seepage.
 - We observed slopes steeper than 15 percent but no seepage was observed during our reconnaissance.
- Areas that have shown movement during the Holocene epoch (from ten thousand years ago to the present), or that are underlain or covered by mass wastage debris of that epoch.
 - No signs of movement were observed during our site reconnaissance.
- Slopes that are parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials.
 - We did not observe evidence of these features at the site.
- Any area with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock.
 - We observed slopes steeper than 40 percent but the maximum slope height in these areas was approximately 6 feet.

In summary, areas defined as landslide hazards are located at the site according to the first criteria listed above only.

Seismic Hazard Areas

- Seismic hazard areas are defined by the CAO as those areas subject to severe risk of damage as a result of earthquake induced ground shaking, differential settlement, slope failure, settlement, lateral spreading, surface faulting, or soil liquefaction.
 - The Devils Mountain fault is mapped approximately 9-miles to the south of the site. The “unnamed fault of Juan De Fuca” is mapped approximately 7.5 miles southwest of the site. Therefore, the site is not at risk of surface faulting based on known information.
 - The proximity of faults and other impacts of ground shaking is considered in the International Building Code (IBC) seismic design methodology and is adequate mitigation for this consideration. Based on the results of our study, the structures will be supported on non-saturated dense silty sand or very stiff to hard silt/clay, which are not susceptible to liquefaction, lateral spreading, or differential settlement. The seismic design considerations are included in this report.

Mine Hazard Areas

- The CAO identifies a mine hazard area as those areas underlain by or affected by mine workings such as adits, gangways, tunnels, drifts or airshafts, and those areas of probable sink holes, gas releases or subsidence due to mine workings. Factors that should be considered include: proximity to development, depth from ground surface to the mine working and geologic material encountered.
 - Based on our evaluation, the area does not meet the definition of a mine hazard area. Therefore, no impacts or mitigation are required related to mine hazard areas and mine hazards are not be addressed further in this report.

Volcanic Hazard Areas

- Volcanic hazard areas are defined by the CAO as areas subject to pyroclastic flows, lava flows, debris avalanche, and inundation by debris flows, lahars, mudflows or related flooding resulting from volcanic activity.
 - Based on our evaluation, the area does not meet the definition of a volcanic hazard area. Therefore, no impacts or mitigation are required related to volcanic hazard areas are not be addressed further in this report.

Tsunami Hazard Areas

- Tsunami hazard areas are defined by the CAO as coastal areas and large lake shoreline areas susceptible to flooding and inundation as the result of excessive wave action derived from seismic or other geologic events.
 - Based on our evaluation, the area does not meet the definition of a tsunami hazard area. Therefore, no impacts or mitigation are required related to tsunami hazard areas are not be addressed further in this report.

SITE CONDITIONS

Surface Conditions

The site is bounded by residential developments to the north, south, and west, and an airport runway to the east. The site is sloped with an approximate 75 foot change in elevation across the site. Oakes Avenue runs along the northwest corner of the property.

We performed a reconnaissance of the site on July 25, 2015. Gradients of the steep slopes were determined using a site specific topographic survey map and inclinometer and therefore should be considered approximate. The site was navigated using an iPad with GPS, compass, and the site plan provided by Strandberg Construction. The site was accessed from a primitive access road off of Oakes Avenue and by clearing brush with the excavator during the test pit explorations. Our reconnaissance focused on the areas of the site containing slopes having inclinations greater than 15 percent. The following is a brief summary of our observations.

- The site is located on a hillside that generally slopes downward to the northwest. The site is gently sloping in general with a few isolated areas with short steep slopes.
- The site is forested with mature and young conifer and deciduous trees up to 12-inch-diameter with thick understory vegetation consisting of ferns, stinging nettles, blackberry brambles, tall weeds, moss and other vegetation. Some evidence of former site grading or previous logging access routes were observed at the site. Several automobiles covered with vegetation were observed in the northwest corner of the site. Isolated large boulders ("erratics") were observed on the ground surface in some areas of the site.
- The ground surface has inclinations ranging between approximately 11 percent (9H:1V [horizontal to vertical]) to 18 percent (5.5H:1V) in the area of the proposed residential lots with the exception of lots 1, 2 and 22 (Figure 2) where a steeper slope was observed near the entrance to the subdivision. The slope observed along the south side of lots 1, 2 and 22 has inclinations ranging from 33 percent (3H:1V) to 60 percent (1.67H:1V) with a maximum slope height of approximately 6 feet. This slope appeared to be the result of former site grading. The only other steeper slopes noted are located in the northwest corner of the site directly south of the ditch that runs along Oakes Avenue. This slope area has inclinations ranging from 13 percent (7.6H:1V) to 25 percent (4H:1V) with a slope height of approximately 4 to 5 feet. This steeper area is also shown as colored shaded area in Figure 2.
- A few leaning trees are located on the steeper slopes at the site which indicates that some isolated areas of the slopes may be experiencing soil creep. The trees were generally upright.
- No slope failure features or significant evidence of slope instability were observed at the site. We observed some exposed soil along the slope near lots 1 and 2.
- Evidence of seasonal seepage areas was not observed. We did not observe any streams or springs at the site. We observed a small area north of the proposed park area, where it appears that surface water accumulates during wetter times of the year.

Geology/Hydrogeology

Our interpretation of the geologic/hydrogeologic conditions at the site vicinity is based on a review of information in available literature, our reconnaissance and test pit explorations at the site, and our experience with other projects in the area. A summary is provided below.

- The site is mapped as Vashon glacial till of the Fraser Glaciation in the "Coastal Zone Atlas of Washington, Skagit County" by Washington State Department of Ecology, 1979 (CZA) and "Geologic Map of Bellingham 1:100,000 Quadrangle, Washington," by Thomas J. Lappen (2000). Glacial till is generally a non-stratified mixture of sand, gravel, and silt that has been overridden and consolidated by glacial ice. Glacial till typically develops a "weathered" zone where seasonal groundwater perches on top of the relatively impermeable non-weathered till.
- Slopes at the site are mapped as stable in the CZA. Unstable slopes are common along the steep bluff areas within the Puget Sound which are located further down the slope from the site. GeoEngineers identified a large landslide on the site across the street along the bluff. A smaller slide occurred within the ancient slide in 1996. The slide area is located a significant distance from the site.
- The Soil Conservation Service Soil Survey (SCS) of Skagit County indicates that Bow gravelly loam, Catla gravelly fine sandy loam, and Clallam gravelly loam are present at the site. The Bow soil was formed in gravelly glacial drift over glaciolacustrine soil mantled with volcanic ash, according to the SCS. The SCS indicates that the hazard of water erosion is slight in the Bow soil. Catla and Clallam soils were formed in very compact glacial till, according to the SCS. SCS indicates that a hazard of water erosion is slight in the Catla soil and slight (for 0 to 8 percent slopes) to moderate (for 8 to 15 percent slopes) in the Clallam soils.

Subsurface Explorations

Subsurface soil and groundwater conditions were evaluated by excavating five test pits using a mini-excavator provided by the owner on June 25, 2015. The test pits (TP-1 through TP-5) were completed to depths ranging from 7 to 9 feet below the existing ground surface (bgs). The approximate locations of the test pits are shown in Figure 2. The test pit locations were based on our understanding of the proposed site layout at the time of the explorations. Details of the field exploration program, laboratory testing, and the test pit logs are presented in Appendix A.

Subsurface Conditions

Soil Conditions

The soil profile observed in our test pits was generally forest duff/topsoil/weathered zone overlying glacial till and in some areas overlying glacial drift. The forest duff/topsoil/weathered layer at the site was typically on the order of ½ to 1 foot thick; however, we expect that the thickness could be quite variable at the site because of the moderately forested condition.

Below the topsoil, our explorations encountered dense to very dense silty sand to very stiff to hard sandy silt with variable gravel content. This unit can also have isolated boulders (such as encountered in TP-4). These soils are interpreted to be unweathered Vashon till. The glacial till was underlain by dense sand in test pit TP-1 at approximately 3 feet bgs. The dense sand is interpreted to be representative of Vashon advance sand, which is a glacial advance outwash unit typically found under the Vashon till in upland areas. Very stiff to hard silt with variable clay, sand, and gravel content or silty clay was observed below the glacial till in test pits TP-2, TP-3, and TP-5 to the depth explored. We interpret the silt/silty clay to be glacial drift.

Groundwater Conditions

Groundwater seepage was not observed in our test pits. Zones of "perched" groundwater (occurs where the relatively impermeable dense silty sand, hard silt and clay prevents vertical infiltration and lateral

groundwater migration) can occur seasonally within upper weathered soil horizons and sandy zones. We observed iron staining of the soils in our test pits which can be an indication of seepage. Our explorations were completed at the beginning of the dry season, during a "dry" period with little rain in the past month. The groundwater conditions should be expected to vary as a function of season, precipitation, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion that the site is suitable for the proposed development. A summary of the primary site preparation, design and construction considerations for the proposed project is provided below. The summary is presented for introductory purposes only and should be used in conjunction with the complete recommendations presented in this report.

- The site is identified as having landslide hazard areas. The landslide hazard areas are short, steep slopes with no evidence of instability. This report presents design recommendations to mitigate these hazards where appropriate.
- The soils encountered in our test pits consist primarily of dense to very dense silty sand to very stiff to hard silt and clay. Groundwater was not encountered in our test pits. Earthwork should be performed in the dry season to limit disturbance and minimize grading costs.
- Conventional residential construction practices are suitable at the site. Shallow spread footings can be used for foundations bearing directly on the native glacially consolidated soils or on granular structural fill over these materials. New foundations may be designed with maximum allowable bearing capacities of 2,500 pounds per square foot (psf).
- It appears that some limited infiltration could be used on this project. However, most of the glacial soils have a very limited permeability.

Seismic Considerations

Seismicity

The site is located within the Puget Sound region, which is seismically active. Seismicity in this region is attributed primarily to the interaction between the Pacific, Juan de Fuca and North American plates. The Juan de Fuca plate is subducting beneath the North American plate. It is thought that the resulting deformation and breakup of the Juan de Fuca plate might account for the deep focus earthquakes in the region. Hundreds of earthquakes have been recorded in the Puget Sound area. In recent history, four of these earthquakes were large events: (1) in 1946, a Richter magnitude 7.2 earthquake occurred in the Vancouver Island, British Columbia area; (2) in 1949, a Richter magnitude 7.1 earthquake occurred in the Olympia area; (3) in 1965, a Richter magnitude 6.5 earthquake occurred between Seattle and Tacoma; and (4) in 2001, a Richter magnitude 6.8 earthquake occurred near Olympia.

Research has concluded that historical large magnitude subduction-related earthquake activity has occurred along the Washington and Oregon coasts. Evidence suggests several large magnitude earthquakes (Richter magnitude 8 to 9) have occurred in the last 1,500 years, the most recent of which occurred about 300 years ago. No earthquakes of this magnitude have been documented during the

recorded history of the Pacific Northwest. Design practice in Puget Sound and building codes consider these local seismic conditions in the design of structures.

The Devils Mountain fault is mapped within approximately 9 miles south of the site. The “unnamed fault of Juan De Fuca” is mapped approximately 7.5 miles southwest of the site. Because of the distances from the site, we consider the risk of surface rupture at the site to be very low. We conclude that local building codes and the IBC incorporate sufficient seismic design provisions for the proposed site development.

2012 IBC Seismic Design Information

Residential structures can be designed utilizing 2012 IBC. We recommend the project site be classified as Site Class C – very dense soil and hard rock as defined in the IBC. The design parameters for the 2012 IBC are summarized in Table 1 below. These values are based on an earthquake event that has a 2 percent chance of exceedance in a 50-year period (2,475 year event).

TABLE 1: SPECTRAL RESPONSE ACCELERATIONS (SRAs)

(SRA) and Site Coefficients	Short Period	1 Second Period
Mapped SRA	$S_S = 1.101$	$S_1 = 0.437$
Site Coefficients	$F_a = 1.000$	$F_v = 1.363$
Max. Considered Earthquake SRA	$S_{MS} = 1.101$	$S_{M1} = 0.596$
Design SRA	$S_{DS} = 0.734$	$S_{D1} = 0.397$

Note: Soil Profile Type C Description: Stiff Soil Profile ($N > 50$)

Liquefaction Potential

Liquefaction is a phenomenon where soils experience a rapid loss of internal strength as a consequence of strong ground shaking. Ground settlement, lateral spreading and/or sand boils may result from soil liquefaction. Structures supported on liquefied soils could suffer foundation settlement or lateral movement that could be severely damaging to the structures.

Conditions favorable to liquefaction occur in loose to medium dense, clean to moderately silty sand that is below the groundwater level. Based on our evaluation of the subsurface conditions at this site, we conclude that the soils at the site are not susceptible to liquefaction.

Seismic Hazard Considerations and Mitigation

The structures will be supported on non-saturated very dense silty sand or very stiff to hard silt/clay, which are not susceptible to liquefaction, lateral spreading, or surface fault rupture. Therefore, local building codes which incorporate seismic design standards are adequate mitigation for seismic considerations at this site.

Landslide Hazard Considerations and Mitigation

The areas of the site which will be developed are underlain by dense to very dense/very stiff to hard glacial till and very stiff to hard glacial drift deposits based on the results of this study. Episodic shallow slides may occur within weathered zones which develop over relatively impermeable silty dense soil with an attendant loss of shear strength as a result of moisture, freeze-thaw action, seasonal perched groundwater, and gravity when occurring in an oversteepened geometry. The resulting landslides in these conditions are

typically shallow slough type events and may involve the upper few feet of soil along these steep slopes based on our experience with similar projects and the conditions observed. Soil creep may occur also in "oversteepened" areas.

The site conditions encountered are typically "globally" and seismically stable (i.e., resist deep-seated slope stability failures). We did not observe any evidence of seepage or slide activity during our limited site reconnaissance. It is our experience that the shallow slough type events will occur on till soils steeper than about 1.5H:1V (66 percent) if seepage is present, and steeper than about 1H:1V without seepage. The slopes at the site are generally not this steep and site grading for development will likely result in flatter slopes.

Setback Considerations

Mitigation against landslide hazards is typically accomplished by using building setbacks from toes and tops of slopes and/or incorporating grading and foundation strategies that avoid adverse impacts. The preliminary site plan with topographic information and results of our field reconnaissance indicate that the slopes at the site are generally between 11 and 18 percent, so the overall site is not at risk of landslide hazard. Only two isolated areas (both man-made) with short slopes of about 4 to 6 feet high and range from 33 to 60 percent are considered at some risk, and we understand that these oversteepened areas will likely be supported with Redi Rock retaining walls. As previously stated, these slopes were noted to be stable at the site and are stable in glacial till/glacial drift conditions. It is our opinion that no setback is required for slopes less than 2H:1V, and a setback of 20 feet could be used for the lots with these steeper slopes if present and no retaining wall is used. Mitigation strategies for building on steep slopes would include grading in accordance with appropriate methods per IBC or stepping house foundations down slopes such that the footings are founded on the dense, unweathered consolidated glacial soils.

Shallow Foundation Design

Isolated or continuous spread footings founded on the native, undisturbed dense to very dense or very stiff to hard glacial soils, or structural fill placed over these soils will provide adequate support for the proposed structures. To minimize subgrade disturbance, it may help to complete the excavations for the footings with a smooth bucket. We recommend that any loose or disturbed material encountered below the footing subgrade elevations be excavated and replaced with structural fill or the footing extended to the dense or stiff material.

The forest duff/topsoil and weathered horizon was found to extend to about 1 foot at most exploration locations; however, pockets of thicker organic soils may be encountered in a forested environment. Some overexcavation below the conventional frost depth may be required to provide suitable bearing on dense, undisturbed inorganic soils. If it is necessary to overexcavate and replace with structural fill directly below footings, the structural fill should extend 1 foot beyond the edges of the footings or a minimum lateral distance equivalent to one-half the depth below the footings, whichever is greater. Structural fill should be compacted as described in the "Earthwork" section of this report. Alternatively, the lateral limits of the overexcavation could be limited to the edge of the footings if the overexcavation is backfilled with lean concrete.

We recommend that individual column footings and continuous wall footings have minimum widths of 24 and 16 inches, respectively. The exterior footings should be founded a minimum of 18 inches below the lowest adjacent grade for frost protection. We recommend that the footings founded as described above

be designed using a maximum allowable soil bearing pressure of 2,500 psf for dead plus live loads. The allowable soil bearing pressure may be increased by up to one-third for wind or seismic loads. We recommend that the condition of all footing excavations be observed by a representative from our firm prior to placement of structural fill or concrete to confirm that the bearing soils are undisturbed and are consistent with our recommendations contained within this report.

We estimate that the total settlement of spread footings founded on the native, undisturbed dense to very dense/very stiff to hard glacial soils will be negligible. If footings are founded on structural fill, the settlement will increase as a function of depth, and we predict settlement on structural fill in accordance with our recommendations will be less than $\frac{3}{4}$ -inch. This settlement can occur very abruptly and lead to cracking of foundations if the transition between the very dense glacial soils and structural fill is abrupt. It may be appropriate to overexcavate some of the very dense glacial soils to provide a more general transition, or include additional reinforcement in the top of continuous footings to resist the cracking. The settlement will occur rapidly as loads are applied.

Footings Subgrade Preparation

We suggest that the final excavations for the footings be accomplished with a smooth bucket to minimize subgrade disturbance. Any soft or disturbed material should be removed from the excavation. The silty subgrade soils will be susceptible to disturbance when wet. Any structural fill should be placed as described in the appropriate section of this report. If silty soils are encountered at footing subgrade elevations, a layer of sand and gravel, crushed rock or a "mud mat" would help to minimize disturbance of the footing subgrades during wet weather.

Lateral Resistance

The soil resistance available to resist lateral foundation loads is a function of the frictional resistance (which can develop on the base of the footing and slab) and the passive resistance (which can develop on the face of the below-grade elements of the structure) as they tend to move into the soil. Frictional resistance may be evaluated using 0.4 for the coefficient of base friction against footings and the floor slab.

The allowable passive resistance on the face of subgrade walls and footings may be computed using an equivalent fluid density of 300 pounds per cubic foot (pcf) provided all soil extending out from the face of the foundation element for a distance at least equal to two and one-half times the height of the element consists of level, medium dense or stiff soils or structural fill compacted to at least 90 percent of the maximum dry density (MDD). The above coefficient of friction and passive equivalent fluid density values include a factor of safety of about 1.5.

Slab-on-Grade Support

All slab-on-grades should be supported on a layer of gravel or sand and gravel over dense or very stiff native soil prepared in accordance with the site preparation recommendations or on structural fill placed over these materials. After site stripping, the subgrade should be compacted to a uniformly dense condition to at least 95 percent of the MDD in accordance with ASTM D 1557 unless it consists of undisturbed dense glacial soils. If slabs are founded on structural fill and transition rapidly to capillary break over the glacial soils, some differential settlement and cracking could occur. It may be appropriate to overexcavate some of the very dense glacial soils to provide a more general transition, or include reinforcement in the slabs in the situation.

We recommend that a minimum 4-inch-thick capillary break layer be included below the slab to reduce the potential for moisture migration for interior slabs-on-grade. The capillary break material should have positive drainage to a suitable discharge point. The capillary break material should consist of a well-graded sand and gravel or crushed rock with a maximum particle size of $\frac{3}{4}$ inch and have less than 5 percent fines (that portion passing the U.S. No. 200 sieve). The capillary break material should be compacted to at least 95 percent of the MDD in accordance with ASTM D 1557.

Where moisture content in the slab is critical (i.e., if tile or carpeting is glued to the slab), we recommend a vapor retarder be placed between the floor slab and the capillary break. The vapor retarder should consist of at least 6-mil polyethylene sheeting with a minimum 6-inch overlap or bonded seams.

Cast-in-Place Concrete Retaining Walls

Conventional cast-in-place (CIP) concrete retaining walls may also be used for grade transitions in site development or for daylight basement construction for residences considering the topographic relief at the site. This section of the report presents suitable design recommendations for these types of walls.

We recommend that yielding walls supporting horizontal backfill be designed using an equivalent fluid density of 35 pcf (triangular distribution), while non-yielding walls supporting horizontal backfill be designed using an equivalent fluid density of 55 pcf. These soil pressures assume that wall drains will be installed to prevent the buildup of hydrostatic pressure behind the walls, as discussed below. In areas where sidewalks, parking or traffic will be within 10 feet of the top of the wall, we recommend using a uniform surcharge pressure of 250 psf. We also recommend a uniformly distributed seismic surcharge of $8H$ psf (H =height of wall) be applied to the wall with a corresponding reduction in the factors of safety to 1.1 or greater. Earth pressures for other surcharge loads, or for walls constructed against temporary shoring (if necessary), should be evaluated on a case-by-case basis.

In order to prevent overstressing the concrete retaining walls and causing bulging or rotation, we recommend that the structural fill placed against the back of the wall be compacted within the range of 90 to 92 percent of the MDD in accordance with ASTM D 1557, and the use of light compaction equipment. Backfill should be placed after the concrete has had sufficient time to cure and develop the necessary strength.

The retaining walls should be supported on conventional shallow foundations bearing on the dense to very dense/stiff to very hard glacial soils in accordance with our previous foundation and subgrade preparation recommendations. The CIP retaining wall footings may be designed with an allowable bearing pressures of 4,000 psf. The allowable soil bearing pressures may be increased by up to one-third for wind or seismic loads. The lateral resistance recommendations provided previously apply to CIP wall design.

The recommended lateral earth pressures assume a free-draining condition behind the wall. For backfilled walls (adjacent to temporary cut slopes) positive drainage should consist of placing an 18-inch-wide zone of free draining gravel backfill immediately adjacent to the walls. Gravel backfill for walls should consist of granular material in conformance with Section 9-03.12(2) of the 2014 Washington State Department of Transportation *Standard Specifications for Road, Bridge and Municipal Construction* (WSDOT *Standard Specifications*). The gravel backfill zone should extend from the base of the wall to within 2 feet of the finished ground surface behind the wall. Ideally, the top 2 feet of fill should consist of relatively impermeable soil or pavement to reduce infiltration of surface water into the wall drainage zone. A 4-inch minimum

diameter perforated or slotted drainpipe should be placed near the base of the retaining wall. The drainpipe should be surrounded by a minimum 6 inches of drain rock wrapped with a geotextile fabric such as Marifi 140N or equivalent. The drainpipe should include cleanouts and be tightlined to a sump, gravity drain or to the stormwater system. Residential retaining walls should include waterproofing.

Drainage and Stormwater Considerations

We recommend that the ground surface be sloped away from the proposed buildings to the extent practical. Due to the poorly draining surficial site conditions (glacially consolidated deposits), we recommend that perimeter-footing drains be included around the building. The footing drains should be tightlined to a suitable discharge point. All downspouts should be tightlined away from the building foundation areas. Downspouts should not be connected to footing drains.

Infiltration Considerations

We understand that infiltration is being considered for the proposed subdivision. The site soils generally consist of glacial till with very low permeability overlying glacial drift which is functionally impermeable. The sand observed in test pit TP-1, completed near the entrance to the site, has a low fines content and will have relatively high vertical infiltration rates for stormwater. However, this sand was encountered at only one test pit and is located above State Route-20 and other residential properties near a marine bluff. Therefore, while this sand is better suited for infiltration, we recommend only limited infiltration associated with lots at that location to minimize potential off-site impacts. If it is desirable to use this sand for greater infiltration purposes for the plat, we recommend additional study that would include deeper borings and assessment of potential off-site impacts.

Infiltration rates were estimated based soil grain size parameters following the guidelines presented in the 2005 Stormwater Management Manual for Western Washington (SMMWW). The estimated infiltration rate was also estimated based on grain size parameters following guidelines in the newer 2012 version of this manual; however, a pilot infiltration test (PIT) to measure *in-situ* infiltration rates was not included in our scope of services at this time.

We completed grain size analyses on representative samples of the glacial deposits at depths between 1½ and 3½ feet bgs. The results of the grain size analyses are presented in Figure A-7. A summary of the resulting long-term infiltration rates based on both D₁₀ size per Table 3.8 of the 2005 SMMWW and short-term infiltration rate with long-term correction factor based on D₁₀, D₆₀, D₉₀, and percent fines (F%) per Section 3.3.6 Eqn. 1 of the 2012 SMMWW and the USDA textural triangle. The results are summarized in Table 2 below.

TABLE 2: ESTIMATED DESIGN INFILTRATION RATE SUMMARY

Test Pit No.	Sample Depth (ft)	USCS Soil Type	Long Term Infiltration Rate Based on $D_{10}^{(1, 2)}$ (in/hr)	Short-Term Infiltration Rate Based on $D_{10}, D_{60}, D_{90}, F\%^{(1,3)}$ (in/hr)	Long -Term Infiltration Rate Based on $D_{10}, D_{60}, D_{90}, F\%^{(1,3)}$ and $CF = 0.18$ (in/hr)	USDA (in/hr)	ASTM D_{10} Lower Bound ⁽⁴⁾ (in/hr)
TP-1	3	SP-SM	2	45	8.10	2	0.30
TP-3	1.5	SM/ML	N/A	3	0.58	0.13	N/A
TP-4	3.5	SM	N/A	4.75	0.86	0.25	N/A
TP-5	3.5	SM	N/A	5	0.94	0.25	N/A

Notes:

Washington State Department of Ecology manual, *Stormwater Management in Western Washington* (DOE 2005 and 2012).

¹ D_{10} estimated when necessary

² 2005 SMMWW Table 3.8

³ 2012 SMMWW Section 3.3.6 Eqn. 1 (Massman Equation)

⁴ 2005 SMMWW Figure 3.28

- In test pits TP-3, TP-4 and TP-5, the soil samples had a sufficiently high fines content such that some particular methodologies do not provide an infiltration value (indicated by N/A in Table 2).
- The infiltration rate associated with the USDA soil textural classification results in the most consistent infiltration value, with a minimum of about 0.13 inches per hour (in/hr).
 - A higher rate of 2 in/hr was determined for the granular sample of outwash at TP-1.
- The infiltration rates determined by the D_{10} lower bound are generally more conservative than those determined using the USDA classification method.
- The 2012 SMMWW is the most current guiding regulatory document. It resulted in the most variable infiltration rates and significantly higher rates than the other methodologies. The results per the Massmann Equation are also presented in Table 2.

We recommend a long-term design infiltration rate for the area of 0.13 in/hr for the glacial till. The samples tested were taken from the depths of 1.5 to 3.5 feet bgs, so it could be used for rain gardens with overflows for large storm events. The soils generally have increased fines content with depth and grade to a silt or clay between 2 to 6 feet in test pits TP-2 through TP-5 which is not considered suitable for infiltration.

Infiltration is feasible at the TP-1 location where sand was encountered at a depth of approximately 3 feet bgs. However, as previously mentioned, we only recommend localized infiltration from individual lots where this soil unit is present. In this case, it appears that the base of any infiltration facility constructed in the vicinity of TP-1 would need to be located at least 3 feet below the existing site grade and into the "clean" sand. Some overexcavation of lower permeability material may be required to expose the clean sand. The overexcavated material should be replaced with the same drainage material that will be used to fill the infiltration facility.

The SMMWW recommends 5 feet of separation, and minimum of 3 feet of separation, between the base of the infiltration facility and the groundwater table or hardpan layer. We conclude that this separation

exists at the site based on our explorations. Evidence of groundwater or saturated soil conditions were not encountered at the time of our explorations to a depth of at least 9 feet bgs.

Redi-Rock Retaining Wall Design

We understand that gravity retaining walls will be used for grade separation and mitigation of the steep slopes. The exact location and dimensions are not known at this time; however, it appears that the wall would be limited to less than about 8 feet. The proposed Redi-Rock gravity walls are feasible for the project provided they are constructed in accordance with the recommendations presented herein. This wall type is advantageous due to relative low cost and simple construction, allowing the wall to be "field fit" to conditions encountered during construction. The wall sections will also provide suitable stability if parking or roadways need to be constructed behind the new walls. Any loading other than light traffic, such as buildings or heavy equipment should be evaluated and may alter the proposed design. Wall designs are provided to a maximum height of 7.5 feet.

The gravity wall includes the following assumptions in the design and is shown in Figure 3:

- A wall batter of 4 degrees, based on the Redi-Rock standard construction details.
- A light traffic surcharge of 250 psf.
- Relatively level backslope of the soil behind the blocks, less than about 10H:1V.
- We recommend the wall toe be embedded below the grade in front of the wall a minimum of 6 inches.
- A foundation condition consisting of 6 inches of compacted crushed rock base course placed directly over horizontal cuts in native dense glacial soils. The crushed rock should conform to Section 9.03-9(3) (crushed surfacing base course) of the WSDOT *Standard Specifications*, compacted to 95 percent of the MDD as determined by ASTM D-1557. The subgrade soils should be prepared in accordance with the recommendations provided in the "Footing Subgrade" section of report.
- All wall backfill extending to the temporary cut consisting of relatively clean, free-draining, imported gravel borrow with a drain as described previously for the CIP walls. Compaction should also be consistent with the recommendations for CIP walls.
- The wall system utilizes concrete blocks that are 18-inches tall, 46-inches wide, and 28-inches or 41 inches deep, stacked in horizontal rows. Each block weighs between approximately 1,200 and 2,500 pounds depending on the specific block chosen. The specific blocks for specific heights is shown in Figure 3.
- The wall locations are not known at this time, therefore vehicle guard rails or fencing may be needed along the top of the new retaining walls. Redi-Rock provides various design details for protection of vehicles and pedestrians. The proposed guard rails and will be selected and designed by others.

Earthwork

General

We recommend that grading occur during the summer months to minimize costs. A perched groundwater condition will likely be encountered except in the summer/fall months. The site soils generally consist of silty fine to medium sand or silt that are highly susceptible to disturbance when wet and will not compact properly during wet weather. These soils had moisture contents of 6 to 23 percent. The optimum moisture

content is likely in the range of 8 to 12 percent for the glacial till soils. It appears that the upper glacial till soils may have a natural moisture content near optimum; however, it is expected that some of the deeper silt/clay soils may require aeration even during the summer months to achieve adequate compaction. Exposed subgrades should not be left exposed to inclement weather.

We anticipate that site soils will provide adequate support for vehicular travel during extended periods of warm dry weather; however, it will be difficult to operate rubber-tired equipment across the site during wet weather. Temporary roads will be required for access to construction areas during wet conditions. Our experience suggests that 18 to 24 inches of sand and gravel, crushed rock or quarry spalls with little to no fines (that portion passing the U.S. No. 200 sieve) will be necessary to provide support for construction equipment. A 12-inch thick layer may be sufficient during brief periods of wet weather. It is generally desirable to place geotextile fabric on the subgrade, especially if the surface is silty, to minimize mixing of the subgrade and road subbase materials and to reduce pumping.

Grading and Roadway Construction Considerations

We recommend that the grading be accomplished with conventional good earthwork practices, including site preparation and subgrade preparation as described in this report. The construction materials including pavement materials should be in conformance with the normal standards for City of Anacortes, Skagit County and/or WSDOT *Standard Specifications*. Roadways should be constructed with a minimum 6 to 8 inch free-draining gravel base layer to protect the roadway from the seasonally perched ground water in the upland areas where till is present and where soft ground conditions exist. Cutoff or interceptor drains may be appropriate on uphill sides of roadway cuts.

Fill will be placed on the existing site slopes as part of grading for the roadways. After proper stripping and site preparation procedures, all fill placed on existing slopes should be properly keyed and benched into the native soils if necessary where the existing slopes are steeper than 5H:1V. The structural fill should be placed in individual lifts and compacted in accordance with typical earthwork procedures.

Erosion Hazard Considerations

The primary erosion hazard at the site is from temporary conditions created during construction. Temporary erosion control measures and best management practices (BMPs) are required during construction under current regulations to mitigate on-site and off-site erosion potential, which is standard of practice.

In our opinion, provided typical erosion and sedimentation controls are implemented during construction, the project construction will not present a significant erosion hazard. Stormwater should be prevented from flowing across disturbed areas and not directed toward the slopes during construction. Temporary erosion control measures should be used during construction depending on the weather, location, soil/rock type, and other factors. Temporary erosion protection (e.g., straw, plastic, or rolled erosion control products [RECPs]) may be necessary to reduce sediment transport until vegetation is established or permanent surfacing applied. Appropriate BMPs should be incorporated into the temporary erosion and sediment control plan by the civil engineer. All finished slopes should be protected and/or vegetated before the rainy season. During construction, the contractor would be subject to Ecology regulations. We are available to provide additional input if desirable. Proper construction practices and monitoring procedures will manage the risks to the standard of practice.

Site Preparation

We recommend that any sod, topsoil, or organic layers be stripped from pavement and building areas. The thickness of the forest duff and topsoil layer was up to about 1 foot at our exploration locations. Stripping will vary as a function of location and vegetation. Trees roots should be grubbed to less than 1 inch in diameter. Stripped material should be wasted from the site or used in landscaping areas. We recommend using lightweight construction equipment to perform the stripping and keeping construction equipment off the stripped subgrades as much as possible during the wet season or when the subgrade is wet. The excavation necessary to achieve building subgrade can be accomplished using standard excavation techniques.

In pavement and slab subgrade areas, we recommend the subgrade be uniformly compacted to a firm, non-yielding condition and a minimum compaction of 95 percent of the MDD; some moisture conditioning (drying) may be required to achieve this density. If soft or otherwise unsuitable areas are observed during compaction, they should be excavated to firm soil or to 2 feet below the subgrade surface, or as otherwise recommended by the soils engineer. The overexcavated material should be replaced with structural fill in accordance with recommendations provided in subsequent sections of this report. If site work is completed during wet weather conditions, the upper layer of silty sand/sandy silt will be very difficult to work with and may require complete overexcavation or a greater thickness of gravel base.

Excavation, Temporary and Permanent Slopes

All excavations and other construction activities must be completed in accordance with applicable county, state and federal safety standards. The on-site soils can be excavated using conventional earthmoving equipment; however, the glacial soils are very dense such that large horsepower excavators will be much more efficient for deeper excavations. Boulders were encountered in our explorations and observed at the surface during our reconnaissance.

Regardless of the soil type encountered in the excavation either shoring, trench boxes or sloped sidewalls will be required for excavations deeper than 4 feet under Washington State Administrative Code (WAC) 296-155, Part N. We expect that most of the trench excavations will be made as open cuts in conjunction with the use of a trench box and/or sloped sidewalls for shielding workers. For planning purposes only, the soil found on-site is classified as "Type A" soil. We suggest temporary cut slopes of 0.75H:1V in the dense to very dense or very stiff to hard soils. Depending on the conditions, 1H:1V to 1.5H:1V will be appropriate in all other soil types absent of groundwater seepage. These inclinations may need to be modified by the contractor if groundwater is encountered or localized sloughing occurs. Since the contractor has control of the construction operations, he should be made responsible for the stability of cut slopes, as well as the safety of the excavations. All shoring and temporary slopes must conform to applicable local, state and federal safety regulations.

The above regulations assume that surface loads such as construction equipment and storage loads will be kept a sufficient distance away from the top of the cut so that the stability of the excavation is not affected. Groundwater is not expected within the planned excavation depths. Flatter slopes and/or shoring will be necessary for those portions of the excavations which are subjected to significant seepage in order to maintain the stability of the cut. Temporary slopes in wet/saturated sand will be susceptible to sloughing, raveling and "running" conditions. It should be expected that unsupported cut slopes will experience some sloughing and raveling if exposed to surface water. Berms, hay bales or other provisions should be installed along the top of the excavation to intercept surface runoff to reduce the potential for sloughing and erosion of cut slopes during wet weather.

We have not been provided with a grading plan, but we understand that cuts and fill on the order of 6 feet are expected. We recommend permanent fill slopes be inclined no steeper than 2H:1V. All temporary slopes should be covered as appropriate to avoid erosion. All permanent slopes should be hydroseeded or otherwise protected. Temporary erosion protection measures may be appropriate until permanent vegetation is established.

Structural Fill

General

Structural fill materials should be free of debris, organic contaminants and rocks or rock fragments larger than 6 inches or $\frac{1}{2}$ the lift thickness, whichever is smaller. As the amount of fines (material passing the U.S. No. 200 sieve) increases in a soil, it becomes more sensitive to small changes in moisture content and during wet conditions, adequate compaction becomes more difficult to achieve. Generally, soils containing more than about 5 percent fines by weight cannot be properly compacted when the moisture content is more than a few percent from optimum.

Structural fill should be mechanically compacted to a firm, non-yielding condition. Structural fill should be placed in loose lifts not exceeding 10 inches in loose thickness or that necessary to attain the specified compaction. Each lift should be conditioned to the proper moisture content and compacted to the specified density before placing subsequent lifts. Structural fill should be compacted to the following criteria:

- Structural fill placed in building areas (supporting foundations or slab on grade floors) should be compacted to at least 95 percent of the MDD estimated in accordance with ASTM D 1557. Structural fill outside building areas should be compacted to at least 90 percent of the same standard. Structural fill placed in pavement areas should also be compacted to 95 percent of the MDD within 2 feet of the pavement surface, and 90 percent of the MDD below that.
- Structural fill placed against subgrade walls or gravity retaining walls should be compacted to between 90 and 92 percent. Care should be taken when compacting fill against retaining walls to avoid overcompaction and hence overstressing the walls.
- Fill in non-structural areas should be compacted to at least 85 percent MDD to limit excessive postconstruction settlement.

Sufficient earthwork monitoring and a sufficient number of in-place density tests should be performed to evaluate fill placement and compaction operations and to confirm that the required compaction is being achieved. We recommend that GeoEngineers be present during probing of the exposed subgrade soils in building areas, and placement of structural fill. We will evaluate the adequacy of the subgrade soils and identify areas needing further work, perform in-place moisture-density tests in the fill to verify compliance with the compaction specifications, and advise on any modifications to the procedures which may be appropriate for the prevailing conditions being achieved.

Suitability of On-Site Material

The on-site soils are a suitable source for structural fill during dry weather. Based on the results of our laboratory testing, the glacial till soils have a natural moisture content near the optimum value for adequate compaction. Portions of this material may compact easily to 90 percent without significant additional effort; for planning purposes, we suggest that aeration be included in the time and budget if this material will be used for structural fill where 95 percent compaction is required.

Select Import Fill

Imported soil should conform to the recommendations provided in the "General" section above. During wet weather or where the site soils are too wet to adequately compact, we recommend using a select import fill: a sand and gravel with a fines content of less than 5 percent based on that portion passing the ¾-inch sieve and at least 30 percent gravel (retained on the U.S. No. 4 sieve). The higher gravel content will facilitate compaction and provide a stiffer modulus for slab and pavement support. A suitable WSDOT *Standard Specification* would be 9-03.14(1) gravel borrow with the fines and gravel content limited as noted above.

LIMITATIONS

We have prepared this report for use by Strandberg Construction, and other members of the design team for use in design of the proposed Oakes Avenue 30-lot residential plat in Anacortes, Washington.

Within the limitation of scope, schedule and budget, our services have been executed in accordance with generally accepted geotechnical practices in the area at the time the report was prepared. No warranty or other conditions, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Please refer to the appendix titled "Report Limitations and Guidelines for Use" for additional information pertaining to use of this report.

REFERENCES

City of Anacortes Critical Area Ordinance (CAO), Chapter 17.70.180.

Lapen, T.J., "Geologic Map of the Bellingham 1:100,000 Quadrangle, Washington." Washington Division of Geology and Earth Resources, Open File Report 2005-5, 2000

Radbruch-Hall, D.H. et al, "Landslide Overview Map of the Conterminous United States" U.S. Geological Survey, 1982.

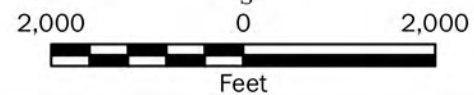
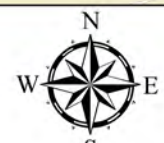
Skagit County Potential Landslide and Erosion Areas map, 2014.

U.S. Department of Agriculture Soil Conservation Service, "Soil Survey of Skagit County Area, Washington," 1989.

U.S. Geological Survey, Quaternary Fault and Fold Database of the United States, <http://earthquake.usgs.gov/hazards/qfaults/>

Washington State Department of Ecology, "Coastal Zone Atlas of Washington, Skagit County," 1979.

Washington State Department of Ecology, "Stormwater Management in Western Washington" Publication No. 05-10-31, 2005 and 2012.



Vicinity Map

Oakes Avenue 30-Lot Plat
Anacortes, Washington



Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2015

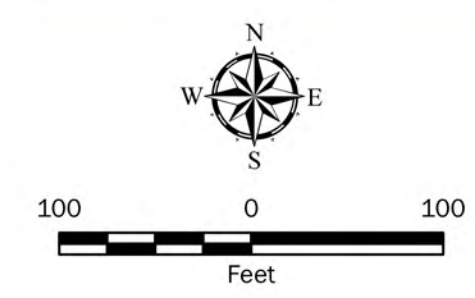
Projection: NAD 1983 UTM Zone 10N

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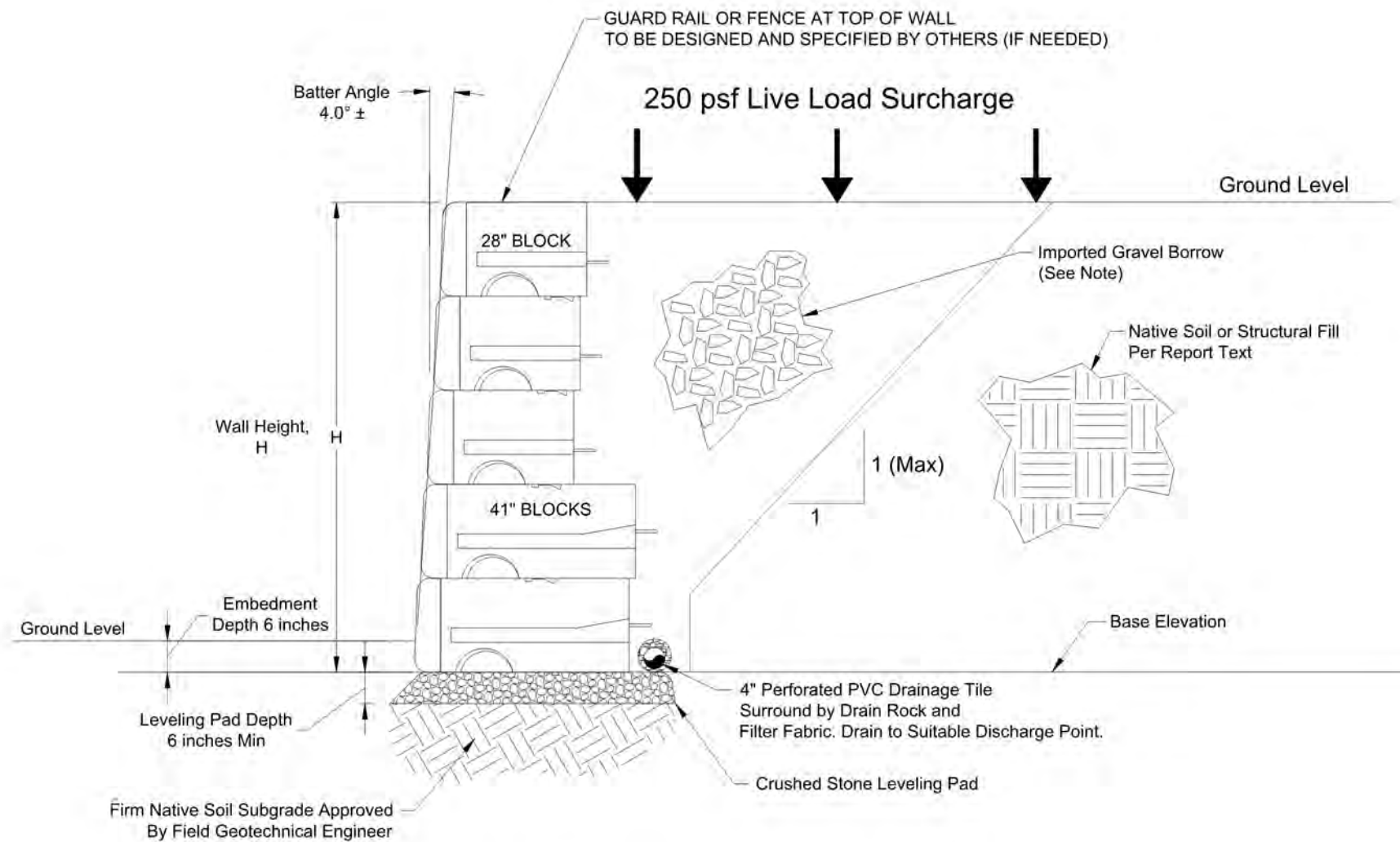


Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
Data Source: Aerial from ESRI, road names from Skagit County GIS, Contours generated using National Elevation Dataset 3m
Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet

- Legend**
- | | | |
|---------------|-------------------------------|---------------------|
| Test Pit 1 | Approximate Test Pit Location | Proposed Lot |
| Site Boundary | | Minor Contour 2-ft |
| Steep Area | | Major Contour 10-ft |
| Proposed Road | | |



Site and Exploration Plan	
Oakes Avenue 30-Lot Plat Anacortes, Washington	
	Figure 2



Notes:

1. Maximum design height, H, is 7.5 feet.
2. Wall backfill to consist of imported Gravel Borrow per WSDOT 9-03.14(1) with fines content limited to 5% and minimum 30% retained on U.S. No.4 Sieve, compacted to 92% MDD per ASTM D 1557 per report specifications.
3. Block sizes shall be in accordance with Wall Construction and Block Placement Schedule Table, this page.
4. See geotechnical engineering report dated July 21, 2015 for additional construction guidelines.

Wall Construction and Block Placement Schedule Redi-Rock Gravity Wall				
Wall Height, H (ft)	No. Blocks	Minimum Embedment Depth, E (ft)	No. 41-inch Blocks	No. 28-inch Blocks
7.5	5	0.5	2	3
6	4	0.5	1	3
4.5	3	0.5	0	3
3	2	0.5	0	2

NOT TO SCALE

Typical Redi-Rock Gravity Wall Section

Oakes Avenue 30-Lot Plat
Anacortes, Washington



Figure 3

APPENDIX A

Field Explorations and Laboratory Testing

APPENDIX A

FIELD EXPLORATIONS AND LABORATORY TESTING

Field Explorations

Subsurface soil and groundwater conditions were evaluated on June 25, 2015, by excavating five test pits using a tracked mini excavator provided by Strandberg Construction. The test pits (TP-1 through TP-5) were completed to depths ranging from 7 to 9 feet bgs. The approximate locations of the explorations are shown in the Site and Exploration Plan, Figure 2. The locations of the test pits were determined by a taping from existing site features; therefore, the locations shown should be considered approximate. Ground surface elevations were estimated based on contours shown in the referenced site plan.

Disturbed soil samples were obtained from the sides of the test pits and the bucket of the excavator. The samples were placed in plastic bags to maintain the moisture content, and were transported back to our laboratory for analysis and testing.

The explorations were continuously monitored by a geotechnical engineer from our firm who examined and classified the soils encountered, obtained representative soil samples, observed groundwater conditions and prepared a detailed log of each exploration. Soils encountered were classified visually in general accordance with ASTM D 2488-90, which is described in Figure A-1. An explanation of our test pit log symbols is also shown in Figure A-1.

The logs of the test pits are presented in Figures A-2 through A-6. The exploration logs are based on our interpretation of the field and laboratory data and indicate the various types of soils encountered. Each log also indicates the depths at which these soils or their characteristics change, although the change might actually be gradual. If the change occurred between samples in the boring, it was interpreted.

Laboratory Test Results

Soil samples obtained from the explorations were transported to our laboratory and examined to confirm or modify field classifications, as well as to evaluate index properties of the soil samples. Representative samples were selected for laboratory testing consisting of moisture content determination and grain size distribution. The tests were performed in general accordance with ASTM test methods or other applicable procedures.

Moisture content tests were completed in general accordance with ASTM D 2216 for representative samples obtained from the explorations. Grain size analyses were performed on selected samples in general accordance with ASTM D 422 to determine the sample grain size distribution. The results of these tests are presented in the exploration logs at the depths at which the samples were obtained. The results of the sieve analysis are presented in Figure A-7.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS
				SP	POORLY-GRADED SANDS, GRAVELLY SAND
SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)			SM	SILTY SANDS, SAND - SILT MIXTURES	
			SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/Quarry Spalls
	TS	Topsoil/Forest Duff/Sod

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact



Distinct contact between soil strata or geologic units



Approximate location of soil strata change within a geologic soil unit

Material Description Contact



Distinct contact between soil strata or geologic units



Approximate location of soil strata change within a geologic soil unit

Laboratory / Field Tests

%F	Percent fines
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
PPM	Parts per million
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen
NT	Not Tested

KEY TO EXPLORATION LOGS

Date Excavated: 6/25/2015

Logged By: MWR

Equipment: Hyundai Mini Excavator

Total Depth (ft) 9.0

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
		Testing Sample	Sample Name Testing						
					DUFF		5 inches forest duff		
	1	1	MC		SM/ML		Gray-brown silty fine sand to sandy silt with roots and rootlets (loose/medium stiff, moist) (weathered horizon)	12	
	2	2	MC		ML		Light gray sandy silt with occasional gravel (very stiff to hard, moist) (glacial till)	6	
	3	3	SA		SP-SM		Gray-brown with iron staining fine to medium sand with silt and occasional gravel (dense, moist) (glacial outwash)	4	%F = 7
	4								
	5	4	MC		SP		Gray-brown fine to coarse sand with gravel, trace silt (dense, moist)	4	
	6								
	7								
	8								
	9	5	MC				Increased moisture content	7	
Test pit completed at 9 feet. No groundwater seepage observed No caving observed									

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-1



Project: Oakes Avenue 30-Lot Plat
 Project Location: Anacortes, Washington
 Project Number: 9323-009-00

Figure A-2
 Sheet 1 of 1

Date Excavated: 6/25/2015

Logged By: MWR

Equipment: Hyundai Mini Excavator

Total Depth (ft) 7.5

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
		Testing Sample	Sample Name Testing						
					DUFF		6 inches forest duff		
	1	1	MC		SM/ML		Brown silty fine to medium sand to sandy silt with rootlets (loose/medium stiff, moist) (topsoil/weathered horizon)	17	
	2	2	MC		ML		Gray-brown sandy silt with gravel (very stiff, moist) (glacial till)	9	
	3	3	MC		ML/CL		Gray-rust brown with iron staining clayey silt with occasional sand and trace decayed rootlets (very stiff to hard, moist) (glacial drift)	23	%F = 93 Hard digging below 3 feet
	4								Blocky texture
	5	4	MC				Grades brown to gray	22	
	6								
	7	5							
Test pit completed at 7.5 feet No groundwater seepage observed No caving observed									

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-2



Project: Oakes Avenue 30-Lot Plat
 Project Location: Anacortes, Washington
 Project Number: 9323-009-00

Figure A-3
 Sheet 1 of 1

Date Excavated: 6/25/2015
 Equipment: Hyundai Mini Excavator

Logged By: MWR
 Total Depth (ft) 7.0

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
		Testing Sample	Sample Name Testing						
	1	1	MC		TS		Brown silty fine to medium sand to sandy silt with rootlets (loose, moist) (topsoil/forest duff)	18	%F = 49
	2	2	SA		SM/ML		Gray-brown with slight iron staining silty fine to medium sand to sandy silt with occasional gravel (dense, moist) (glacial till)	8	
	3								
	4	3	MC		CL		Brown silty clay (very stiff to hard, moist) (glacial drift)	14	
	5								
	6	4			ML		Gray-brown with iron staining silt, trace sand (hard, moist)		
	7	5	MC					20	
Test pit completed at 7 feet No groundwater seepage observed No caving observed									

Notes: See Figure A-1 for explanation of symbols.
 The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-3



Project: Oakes Avenue 30-Lot Plat
 Project Location: Anacortes, Washington
 Project Number: 9323-009-00

Figure A-4
 Sheet 1 of 1

Date Excavated: 6/25/2015

Logged By: MWR

Equipment: Hyundai Mini Excavator

Total Depth (ft) 7.5

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
		Testing Sample	Sample Name Testing						
	1		1 MC		SM/ML		Brown silty fine to medium sand to sandy silt with gravel and rootlets (loose to medium dense, moist) (topsoil/duff)	13	Granite boulder (bucket sized) at 1-foot deep in and of test pit
	2		2 MC		SM		Gray-brown silty fine to medium sand with occasional gravel (very dense, moist) (glacial till)	6	
	3								
	4		3 SA				Becomes gray-dark brown, grades with increased sand and clay content	12	%F = 38
	5		4						
	6								
	7		5 MC					15	
Test pit completed at 7.5 feet No groundwater seepage observed No caving observed									

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-4



Project: Oakes Avenue 30-Lot Plat
 Project Location: Anacortes, Washington
 Project Number: 9323-009-00

Figure A-5
 Sheet 1 of 1

Date Excavated: 6/25/2015

Logged By: MWR

Equipment: Hyundai Mini Excavator

Total Depth (ft) 7.5

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
		Testing Sample	Sample Name Testing						
	1	1	MC		TS		Brown and rust brown silty fine to medium sand to sandy silt with occasional gravel and organic matter (rootlets, small charcoal pieces, decomposed wood) (medium dense/stiff, moist) (topsoil/weathered horizon)	13	
	2	2	MC		SM		Gray-brown silty fine to medium sand with gravel (dense, moist) (glacial till)	6	
	3								
	4	3	SA		SM		Brown silty fine to medium sand with gravel (very dense, moist)	12	%F = 30 Boulder in side of test pit
	5	4	MC				Grades with increased sand content	16	
	6								
	7	5	MC		CL		Gray-brown sandy silty clay with gravel (hard, moist) (glacial drift)	17	
Test pit completed at 7.5 feet No groundwater seepage observed No caving observed									

Notes: See Figure A-1 for explanation of symbols.

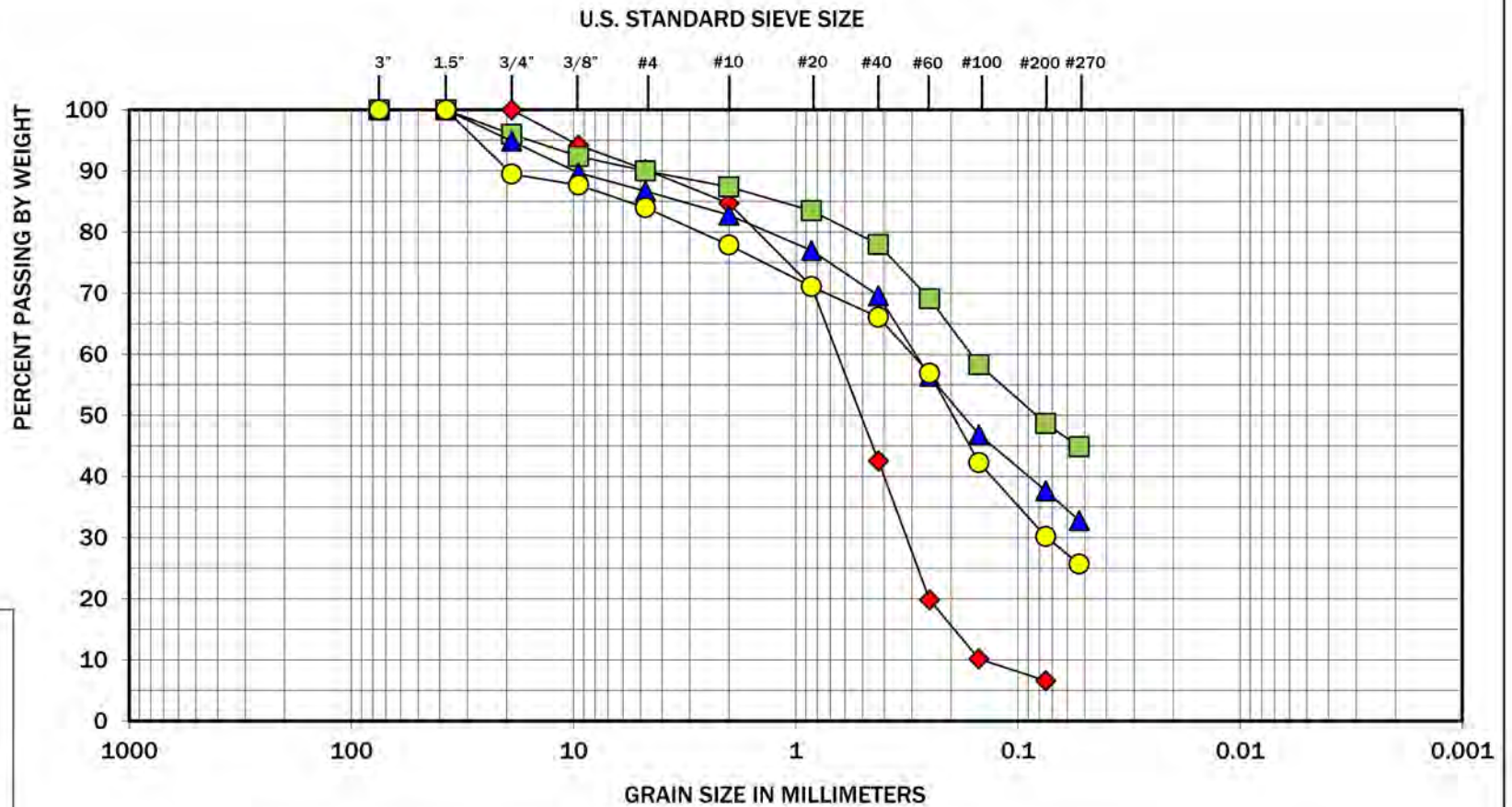
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-5



Project: Oakes Avenue 30-Lot Plat
 Project Location: Anacortes, Washington
 Project Number: 9323-009-00

Figure A-6
 Sheet 1 of 1



APPENDIX B

Report Limitations and Guidelines for Use

APPENDIX B

REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory “limitations” provisions in its reports. Please confer with GeoEngineers if you need to know more how these “Report Limitations and Guidelines for Use” apply to your project or site.

Geotechnical Services Are Performed for Specific Purposes, Persons and Projects

This report has been prepared for Strandberg Construction and their authorized agents for the Project(s) specifically identified in the report. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our proposal dated June 18, 2015 and authorized June 18, 2015 and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for the proposed development of the 30-lot residential plat along Oakes Avenue in Anacortes, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;
- elevation, configuration, location, orientation or weight of the proposed structure;
- composition of the design team; or
- project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

The recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors Are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

EXHIBIT #9:

TREE ASSESSMENT & PRESERVATION PLAN



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: **Strandberg Custom Homes and Design – 48th North Project
Tree Preservation Plan, and Tree Assessment
Anacortes, Washington**

Prepared For: Strandberg Custom Homes and Design
Attn: Mr. Nels Strandberg
2018 R Ave
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: August 12, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan / Tree Preservation Plan
Tree Unit Credit Calculation Matrix
Tree Assessment Matrix
Definitions
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Fifty-six trees are to be retained within 19 lots of a 30 lot subdivision development on a 7.48 acre (gross area) site at 4347 Oakes Avenue, Anacortes Washington (48th North project.) The 48th North project falls short of the City of Anacortes *16.50 Tree Preservation* requirements by 108 Tree Unit Credits, which may be made up through planting 108 trees.

General Tree Protection Guidelines for protecting the retained trees during construction are included with this report and Tree Preservation Plan.

Introduction

As requested by Mr. Nels Strandberg of Strandberg Custom Homes and Design, I was onsite at 4347 Oakes Avenue, Anacortes Washington during July, 2015, to assess 63 trees for their suitability to retain and to determine tree protection requirements for the 7.48 acre project site. Strandberg Custom Homes and Design plans to develop single family homes on 30 lots, each between 0.17 to 0.26 acres. Trees are to be retained in the east, south and south-west areas of the project, on lot numbers 4 to 19.

15119 McLean Road
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I was asked to provide an assessment of the health and condition for all retained trees and to determine the following:

1. The Tree Unit Credit requirement for this development project as per the City of Anacortes 16.50 Tree Preservation code.
2. The Tree Unit Credits for all retained trees on this site.
3. Recommendations for tree protection as required by the City of Anacortes 16.50 Tree Preservation code, and an overall tree preservation plan.

The plants and trees growing on the reserve tract consist of species typically found in a native second growth forest. I observed the tree species Douglas fir, *Pseudotsuga menziesii*, bitter cherry, *Prunus emarginata*, Scouler's willow, *Salix scouleriana* and grand fir, *Abies grandis*. Trees range 6 to 29 inches in diameter range measured at 4.5 feet height. Tree vigor is fair due to the exposed growing environment conditions. I observed areas of tree failure where root systems were shallow and tree height and exposure were high.

In order to maintain condition and stability, it will be important to protect edge trees from construction impacts. Details for tree protection are provided in this report.

Findings and Recommendations

Information on the vigor, structure and defects of each retained tree can be found in the enclosed Tree Assessment Matrix. Specific findings and recommendations are:

Tree Unit Credit Requirement is 313

The City of Anacortes development code requires new development or re-development to retain and or plant trees to meet a standard of 1 tree credit unit per 1,000 square feet of property (Chapter 16.50 Tree Preservation). The total tree unit credit requirement is calculated as follows:

- Determine the total public and private right-of-way area on the project property;
- Subtract the total right-of-way area from the gross area of the project (net project area);
- Divide the net project area by 1,000 to determine the tree credit unit requirement for the project.

The 48th North Project has a Tree Credit Unit requirement of 313

See the enclosed Tree Unit Credit Calculation Matrix for details.

Tree Unit Credits Provided is 205

Retained trees and/or planting new trees qualifies for Tree Unit Credits. The Tree Unit Credit value is calculated using the values provided in table 16.50.070(D) Part 3 of the 16.50 Tree Preservation code.

The 48th North Project has a total Tree Unit Credit value for retained trees of 205

Tree Unit Credits Required is 108

An additional 108 Tree Unit Credits are required and may be obtained through tree planting. Each planted tree has a Tree Unit Credit value of one (1), therefore 108 trees are required.

Plantings shall comply with the guidelines contained in the City of Anacortes code 16.50.080(B) Parts 4 through 6, including requirements on size, deciduous and conifer mix requirements and species selection. Maintenance of planted trees shall also comply with 16.50.130 *Tree Maintenance Requirements*.

Options for planting off-site are also available through arrangement with the City of Anacortes.

Tree Protection Plan (56 Trees)

Attached is a tree preservation plan for 56 retained trees on this site. Trees requiring specific tree protection are listed in the attached matrix. An ISA Certified Arborist shall monitor the installation and maintenance of tree protection prior to and during construction.

Tree protection shall follow 16.50.100 *Protection of trees before, during and after development* of the code. Parts 4, 5 (a), (b), 6 (a) through (c) and 7 shall be used in protection retained trees.

In addition, it is recommended the attached *General Tree Protection Guidelines* be implemented to protect any retained trees. The attached Tree Preservation Plan and Tree Matrix show the CRZ for each retained tree. The tree protection area should be designated as shown on the attached Critical Root Zone (CRZ) graphic. See the attached *Critical Root Zone Explanation* sheet. This sheet differentiates between the Perimeter and Interior CRZ to more clearly define the limits of disturbance. The entire CRZ is generally considered to be an ideal area of soil required by a tree to maintain its physiological and structural condition.

Avoid work within the CRZ. Work may be allowed with precautions and post disturbance care. Where excavation occurs within the CRZ an ISA Certified Arborist from Urban Forestry Services, Inc., (UFS) may be retained to monitor and provide advice on ways of avoiding or treating for any impacts.

See the attached *General Tree Protection Guidelines* and *Critical Root Zone Explanation*. The *General Tree Protection Guidelines* do not supersede the City of Anacortes code 16.50 *Tree Preservation*. Upon request, the UFS ISA Certified Arborist may provide additional CRZ protection measures as required, based on field findings, including specific trenching techniques, soil protection and post construction maintenance for each tree with an impacted CRZ.

Method of Assessment

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 - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

An ESRI ArcMap based application, called TreeWorks, is used to collect and analyze data, and to produce a Matrix report. Scaled site plans are produced using ArcMap.

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.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment and Tree Preservation Plan.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.
ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
International Society of Arboriculture.
Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific
Northwest Chapter, International Society of Arboriculture
Chapter 16.50 Tree Preservation, City of Anacortes Code.

Tree Assessment Matrix

Strandberg Custom Homes and Design, 48 North Project
 Field Work Completed: 7/17/2015

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
1	461	douglas fir pseudotsuga menziesii	15	0	15	0	1			\$3,690.00	trunk deformed, with bow and crooks.		
Comments Defect Notes:		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
2	462	douglas fir pseudotsuga menziesii	12	0	12	0	1			\$2,360.00	trunk deformed, with bow and crooks		
Comments Defect Notes:		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
3	463	douglas fir pseudotsuga menziesii	7	0	7	0	1			\$790.00	suppressed tree		
Comments Defect Notes:		This tree is suppressed.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
4	464	douglas fir pseudotsuga menziesii	10	0	10	0	1			\$1,630.00	bow and crook		
Comments Defect Notes:		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	17	Trunks	1	Note: bow and crook
5	465	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	17	Structure		
			Crown Radius (ft.)	0	Appraisal	\$4,740.00	Risk
Comments		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.	
Defect Notes:						Preservation Value	

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note:
6	466	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	8	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,040.00	Risk
Comments				Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.	
Defect Notes:						Preservation Value	

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: bow and crook
7	467	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	9	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,320.00	Risk
Comments		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.		Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.	
Defect Notes:						Preservation Value	

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: bow
8	468	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	7	Structure		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk
Comments		The trunk of this tree is bowed.		Maintenance Recommendation:		Retain tree.	
Defect Notes:						Preservation Value	

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:
9	469	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	12	Structure		
			Crown Radius (ft.)	0	Appraisal	\$2,360.00	Risk
Comments				Maintenance Recommendation:		Retain tree.	
Defect Notes:						Preservation Value	

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: bow and suppressed	
10	470	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	7	Structure			
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	Preservation Value
Comments		This tree is suppressed with a bow in the trunk.		Maintenance		Retain tree.		
Defect Notes:				Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	8	Trunks	1	Note: crook and suppressed	
			Height (ft.)	0				
11	472	douglas fir pseudotsuga menziesii	CRZ (ft.)	8	Structure			
			Crown Radius (ft.)	0				
Comments		This tree is suppressed with a bow in the trunk.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:	
12	473	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	12	Structure			
			Crown Radius (ft.)	0	Appraisal	\$2,360.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID 13	Tree Tag# 471	Species / Botanical Name douglas fir pseudotsuga menziesii	Main Dbh (in.)	6	Trunks 1 Vigor Structure Appraisal	\$580.00	Note: suppressed	
			Height (ft.)	0				
			CRZ (ft.)	6				
			Crown Radius (ft.)	0				
Comments		This tree is suppressed.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	12	Trunks	1	Note:			
14	474	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	Structure	Appraisal	\$2,360.00	Risk	Preservation Value
			Crown Radius (ft.)	0						
Comments			Maintenance		Retain tree.					
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	21	Trunks	1	Note: crook			
15	475	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	Structure	Appraisal	\$7,200.00	Risk	Preservation Value
			Crown Radius (ft.)	0						
Comments		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk.	Maintenance		Retain tree.					
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for					

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	13	Trunks	1	Note: slight bow and slightly suppressed	
			Height (ft.)	0				
16	476	douglas fir pseudotsuga menziesii	CRZ (ft.)	13	Structure			
			Crown Radius (ft.)	0				
Comments		This tree is suppressed and the trunk has a slight bow.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:					
					Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: slight bow			
17	477	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	Structure	Appraisal	\$1,980.00	Risk	Preservation Value
			Crown Radius (ft.)	0						
Comments		The trunk of this tree has a slight bow.		Maintenance		Retain tree.				
Defect Notes:				Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID 18	Tree Tag# 478	Species / Botanical Name douglas fir pseudotsuga menziesii	Main Dbh (in.) 9 Height (ft.) 0 CRZ (ft.) 9 Crown Radius (ft.) 0	Trunks 1 Vigor Structure Appraisal	\$1,320.00	Note: severe basal sweep, crook and slight bow	
						Risk	Preservation Value
Comments Defect Notes:		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk. The lower trunk has a significantly swept form and the trunk is slightly bowed above this point.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note:	
19	479	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	9	Structure			
			Crown Radius (ft.)	0	Appraisal	\$650.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	14	Trunks	1	Note:	
20	480	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	14	Structure			
			Crown Radius (ft.)	0	Appraisal	\$1,610.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	9	Note:	no tag, poor access
21	481	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	10	Structure			
			Crown Radius (ft.)	0	Appraisal	\$810.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	2	Note:	
22	482	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	6	Structure			
			Crown Radius (ft.)	0	Appraisal	\$280.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	2	Note:	
23	483	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	8	Structure			
			Crown Radius (ft.)	0	Appraisal	\$510.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	2	Note:	
24	484	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	7	Structure			
			Crown Radius (ft.)	0	Appraisal	\$380.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	2	Note:	
25	486	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	13	Structure			
			Crown Radius (ft.)	0	Appraisal	\$1,380.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note:	
26	485	fir, grand abies grandis	Height (ft.)	0	Vigor			
			CRZ (ft.)	11	Structure			
			Crown Radius (ft.)	0	Appraisal	\$1,980.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:	
27	487	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	12	Structure			
			Crown Radius (ft.)	0	Appraisal	\$1,170.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: no tag, poor access	
28	488	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	9	Structure			
			Crown Radius (ft.)	0	Appraisal	\$1,320.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	9	Note: no tag, poor access 18 trunks	
29	489	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	7	Structure			
			Crown Radius (ft.)	0	Appraisal	\$380.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
30	490	apple	Height (ft.)	0	Vigor			
			CRZ (ft.)	7	Structure			
		malus species apple	Crown Radius (ft.)	0	Appraisal	\$770.00	Risk	Preservation Value
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note:	
			Height (ft.)	0			Vigor	
32	492	douglas fir pseudotsuga menziesii	CRZ (ft.)	15	Structure		Risk	Preservation Value
			Crown Radius (ft.)	0				
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID 33	Tree Tag# 493	Species / Botanical Name douglas fir pseudotsuga menziesii	Main Dbh (in.)	15	Trunks	1	Note:		
			Height (ft.)	0					Vigor
			CRZ (ft.)	15	Structure	Appraisal	\$3,690.00	Risk	Preservation Value
			Crown Radius (ft.)	0					
Comments			Maintenance		Retain tree.				
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: significant bow			
			Height (ft.)	0					Vigor	Structure
			CRZ (ft.)	9			Appraisal	\$1,320.00		
			Crown Radius (ft.)	0						
Comments		A previous trunk failure, or cutting resulted in this tree developing a crook in the trunk. The trunk of this tree is significantly bowed.	Maintenance		Retain tree.					
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.					

Site ID 35	Tree Tag# 495	Species / Botantical Name douglas fir pseudotsuga menziesii	Main Dbh (in.)	9	Trunks	1	Note: slight bow	
			Height (ft.)	0				
			CRZ (ft.)	9	Structure	Risk	Preservation Value	
			Crown Radius (ft.)	0	Appraisal			\$1,320.00
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	1	Note: significant bow
36	496	cherry,eur bird prunus padus	Height (ft.)	0	Vigor		
			CRZ (ft.)	10	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,760.00	Risk
Comments		Above 4.5 feet height the trunk of this tree divides into codominant trunks with included bark between the trunks. The trunk of this tree is significantly bowed.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Defect Notes:							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: slightly suppressed
37	497	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	9	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,320.00	Risk
Comments		This tree is slightly suppressed.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Defect Notes:							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: slightly suppressed
38	498	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	9	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,320.00	Risk
Comments		This tree is slightly suppressed.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Defect Notes:							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	14	Trunks	1	Note: slight bow
39	499	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	14	Structure		
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk
Comments		This tree has a slightly bowed trunk.	Maintenance Recommendation:		Retain tree.		
Defect Notes:							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: suppressed
40	500	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		
			CRZ (ft.)	8	Structure		
			Crown Radius (ft.)	0	Appraisal	\$1,040.00	Risk
Comments		This tree is suppressed.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Defect Notes:							

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	3	Note: no tag	
41	501	cedar,western red thuja plicata	Height (ft.)	0	Vigor			
			CRZ (ft.)	16	Structure			
			Crown Radius (ft.)	0	Appraisal	\$4,200.00	Risk	Preservation Value
Comments		The trunk of this tree divides into three	Maintenance		Retain tree.			
Defect Notes:		codominant trunks with included bark between the trunks. The trunk of this tree is significantly bowed.	Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	20	Trunks	1	Note: slight bow	
42	241	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	20	Structure			
			Crown Radius (ft.)	0	Appraisal	\$6,500.00	Risk	Preservation Value
Comments		The trunk of this tree is slightly bowed.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	23	Trunks	1	Note: slight bow	
43	242	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	23	Structure			
			Crown Radius (ft.)	0	Appraisal	\$8,600.00	Risk	Preservation Value
Comments		The trunk of this tree is slightly bowed.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: slightly suppressed	
44	244	willow, scouler's scouleriana	Height (ft.)	0	Vigor			
			CRZ (ft.)	11	Structure			
			Crown Radius (ft.)	0	Appraisal	\$980.00	Risk	Preservation Value
Comments		The trunk of this tree is slightly suppressed.	Maintenance		Retain tree.			
Defect Notes:		The crown of this tree contains significant deadwood.	Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	21	Trunks	1	Note: slight bow	
45	245	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor			
			CRZ (ft.)	21	Structure			
			Crown Radius (ft.)	0	Appraisal	\$7,200.00	Risk	Preservation Value
Comments		The trunk of this tree is slightly bowed.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID 46	Tree Tag# 246	Species / Botanical Name douglas fir pseudotsuga menziesii	Main Dbh (in.)	9	Trunks 1	Note: slight bow slightly suppressed	
			Height (ft.)	0			
			CRZ (ft.)	9		Vigor	
			Crown Radius (ft.)	0		Structure	
			Appraisal	\$1,320.00	Risk	Preservation Value	
Comments		The trunk of this tree is slightly bowed.	Maintenance		Retain tree.		
Defect Notes:		The crown of this tree contains significant deadwood.	Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: trunk bow	
							slightly suppressed	
47	247	douglas fir	Height (ft.)	0	Vigor		Risk	Preservation Value
			CRZ (ft.)	9	Structure			
		pseudotsuga menziesii	Crown Radius (ft.)	0	Appraisal	\$1,320.00		
Comments		The trunk of this tree is bowed.	Maintenance		Retain tree.			
Defect Notes:		The crown of this tree contains significant deadwood.	Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	23	Trunks	1	Note: trunk bow and crook	
			Height (ft.)	0			Vigor	
48	248	douglas fir pseudotsuga menziesii	CRZ (ft.)	23	Structure		Risk	Preservation Value
			Crown Radius (ft.)	0				
Comments		The crown of this tree contains significant deadwood. The trunk is bowed and has a crook as a result of previous failure or cutting and regrowth.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	21	Trunks	1	Note: trunk bow and crook western hemlock		
							Height (ft.)	0	Vigor
49	249	unknown	CRZ (ft.)	21	Appraisal	\$0.00			
		unknown	Crown Radius (ft.)	0					
Comments		The crown of this tree contains significant deadwood. This tree has codominant trunks above 4.5 feet height.	Maintenance		Retain tree.				
Defect Notes:			Recommendation:						

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	14	Trunks	1	Note: slightly poor foliage density	
				0		Vigor	Structure	Appraisal
50	251	cedar,western red	Height (ft.)	14	CRZ (ft.)			
		thuja plicata						
Comments		This tree has a slightly low density of foliage, possibly indicating the tree is under strain.	Maintenance		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			
Defect Notes:			Recommendation:					

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note	Risk	Preservation Value
51	250	douglas fir pseudotsuga menziesii	26	0	26	0	1			\$11,100.00	trunk bow		
Comments Defect Notes:		The crown of this tree contains significant deadwood. The trunk is bowed.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.								

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note	Risk	Preservation Value
52	252	douglas fir pseudotsuga menziesii	7	0	7	0	1			\$790.00	trunk bow, severely suppressed		
Comments Defect Notes:		This tree leans. The trunk of this tree has failed or been cut previously and regrowth has resulting in a crook in the trunk.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.								

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note	Risk	Preservation Value
53	253	fir,grand abies grandis	23	0	23	0	1			\$8,600.00	trunk bow		
Comments Defect Notes:		The crown of this tree contains significant deadwood.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.								

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note	Risk	Preservation Value
54	254	douglas fir pseudotsuga menziesii	15	0	15	0	1			\$3,690.00	trunk bow, suppressed		
Comments Defect Notes:		This tree leans. The trunk of this tree has failed or been cut previously and regrowth has resulting in a crook in the trunk.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.								

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note	Risk	Preservation Value
55	255	douglas fir pseudotsuga menziesii	18	0	18	0	1			\$5,300.00	trunk bow		
Comments Defect Notes:		The crown of this tree contains significant deadwood.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.								

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	27	Trunks	1	Note: trunk bow	
56	256	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor		Risk	Preservation Value
			CRZ (ft.)	27	Structure			
			Crown Radius (ft.)	0	Appraisal	\$11,900.00		
Comments		The crown of this tree contains significant		Maintenance		Retain tree.		
Defect Notes:		deadwood.		Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

DEFINITIONS FOR TREE ASSESSMENT MATRIX

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

Included bark = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = 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. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

Cable and/or Brace = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

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.

Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are 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.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
461	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
462	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
463	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
464	Douglas fir, <i>Pseudotsuga menziesii</i>	10	2	
465	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
466	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
467	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
468	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
469	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
470	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
471	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
472	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
473	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
474	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
475	Douglas fir, <i>Pseudotsuga menziesii</i>	21	5	
476	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
477	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
478	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
479	Scouler's willow, <i>Salix scouleriana</i>	9	2	
480	Scouler's willow, <i>Salix scouleriana</i>	14	5	
481	Scouler's willow, <i>Salix scouleriana</i>	10	2	
482	Scouler's willow, <i>Salix scouleriana</i>	6	2	
483	Scouler's willow, <i>Salix scouleriana</i>	8	2	
484	Scouler's willow, <i>Salix scouleriana</i>	7	2	
485	Grand fir, <i>Abies grandis</i>	13	5	
486	Scouler's willow, <i>Salix scouleriana</i>	11	5	
487	Scouler's willow, <i>Salix scouleriana</i>	12	5	
488	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
489	Scouler's willow, <i>Salix scouleriana</i>	7	2	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
490	Apple, <i>Malus</i> spp.	7	2	
492	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
493	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
494	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
495	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
496	European bird cherry, <i>Prunus padus</i>	10	2	
497	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
498	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
499	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
500	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
501	Western red cedar, <i>Thuja plicata</i>	8	2	
241	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
242	Douglas fir, <i>Pseudotsuga menziesii</i>	20	5	
243	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
244	Scouler's willow, <i>Salix scouleriana</i>	11	5	
245	Douglas fir, <i>Pseudotsuga menziesii</i>	21	5	
246	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
247	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
248	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
249	Western hemlock, <i>Tsuga heterophylla</i>	21	5	
250	Western red cedar, <i>Thuja plicata</i>	26	8	
251	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
252	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
253	Grand fir, <i>Abies grandis</i>	23	5	
254	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
255	Douglas fir, <i>Pseudotsuga menziesii</i>	18	5	
256	Douglas fir, <i>Pseudotsuga menziesii</i>	27	8	

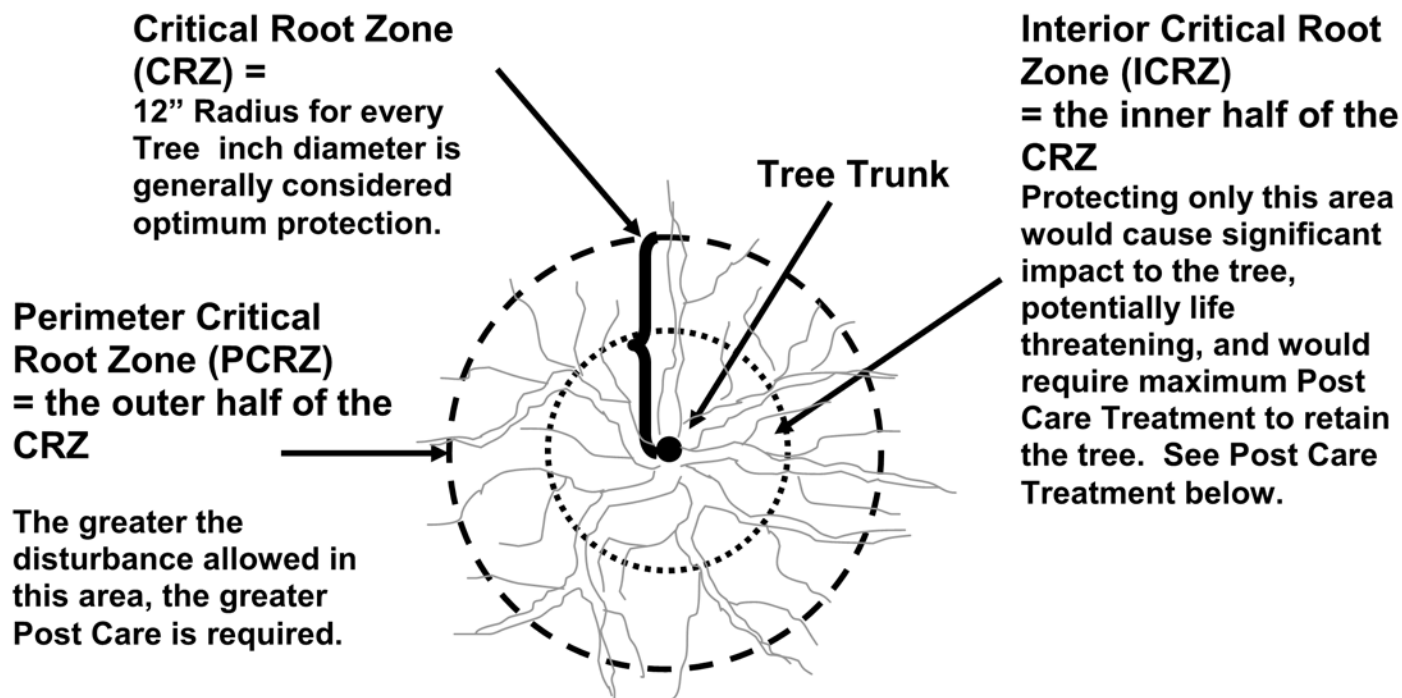
URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 10/26/2015

48th North Project
Oakes Avenue, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
TOTAL TREE CREDITS:			205	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810



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,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



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.

ASSUMPTIONS AND LIMITING CONDITIONS

**Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, Washington 98273**

1. Limitations of this Assessment

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees inspected by Urban Forestry Services, Inc. and upon information provided by the Client to Urban Forestry Services, Inc. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage, and disease, the results, observations, recommendations, and analysis took place and no guarantee, warranty, representation, or opinion is offered or made by Urban Forestry Services, Inc. as to the length of the validity of the results, observations, recommendations, and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis, and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Urban Forestry Services, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in our fee schedule and contract of engagement.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

2. Reaction of Assessment

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Urban Forestry Services, Inc. Urban Forestry Services, Inc. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Assessment.

3. Professional Responsibility

In carrying out this Assessment, Urban Forestry Services, Inc. and any Assessor appointed for and on behalf of Urban Forestry Services, Inc. to perform and carry out the Assessment has exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Urban Forestry Services, Inc. or its directors, officers, employers, contractors, agents, or Assessors for:

- any legal description provided with respect to the Property;
- issues of title and or ownership respect to the Property;
- the accuracy of the Property line locations or boundaries with respect to the Property; and
- the accuracy of any other information provided to Urban Forestry Services, Inc. by the Client or third parties;
- any consequential loss, injury, or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Urban Forestry Services, Inc. including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to solely to the total amount of fees paid by the Client to Urban Forestry Services, Inc. pursuant to the Contract for Services as dated for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against Urban Forestry Services, Inc. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

4. Third Party Liability

This Assessment was prepared by Urban Forestry Services, Inc. exclusively for the Client. The contents reflect Urban Forestry Services, Inc. best assessment of the trees and plants on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Urban Forestry Services, Inc. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of reliance of this Assessment by any such party.

5. General

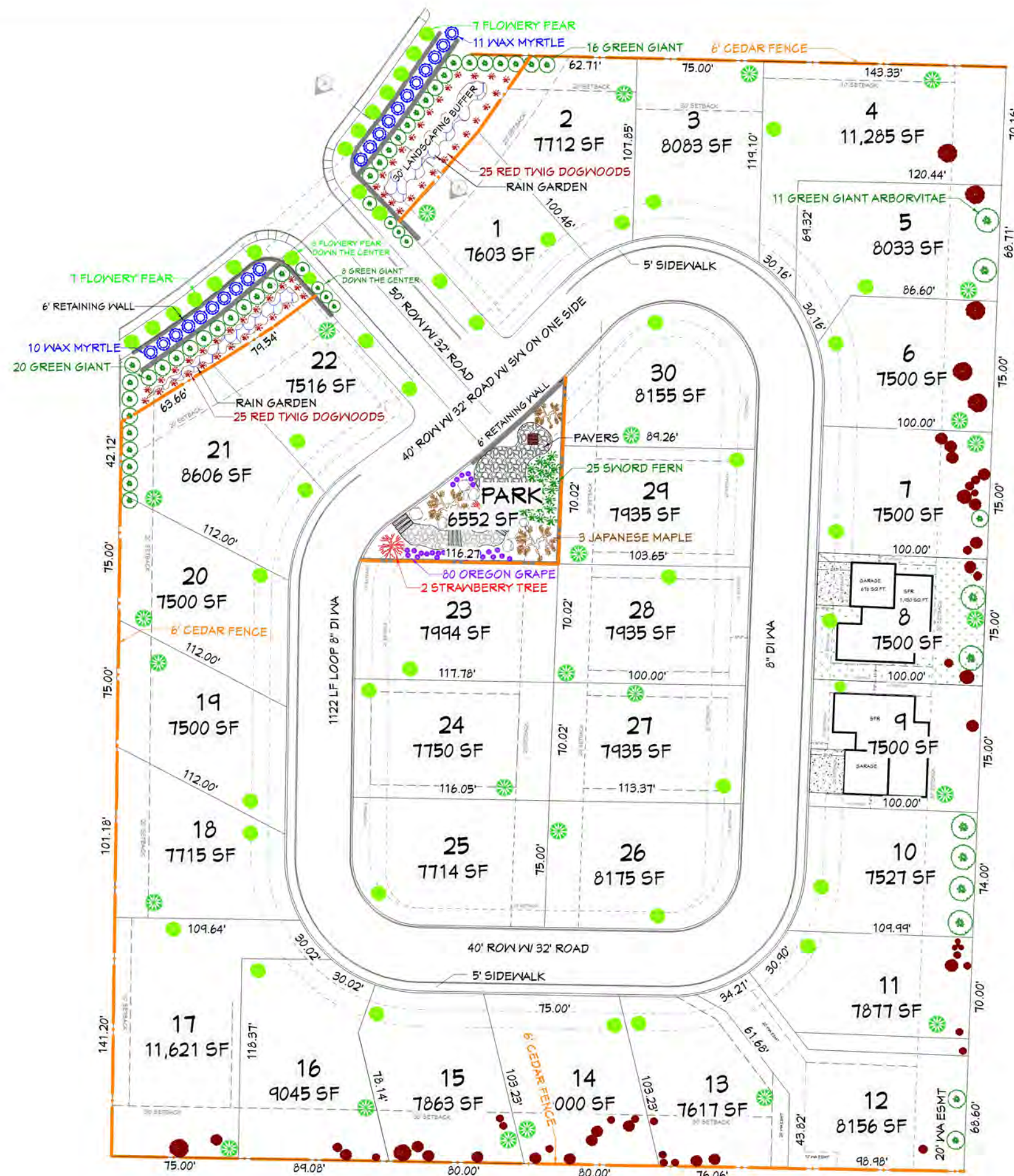
Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This report and any values expressed herein represent the opinion of Urban Forestry Services, Inc. Our fee is in no way contingent upon any specified value, a result or occurrence of a subsequent event, nor upon any finding reported.

The Assessment report shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing. The right is reserved to adjust tree valuations, if additional relevant information is made available. This Assessment is for the exclusive use of the Client.

EXHIBIT #10:

LANDSCAPE PLAN



LANDSCAPE LEGEND			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.
	SWORD FERN	POLYSTICHUM MUNITUM	25
	STRAWBERRY TREE	ARBUTUS UNEDO	2
	WAX MYRTLE	MYRTICA CALIFORNICA	21
	FLOWERY PEAR	PIRUS CALLERYANA	22
	RED TWIG DOGWOODS	CORNUS SERICEA	50
	GREEN GIANT ARBORVITAE	THUJA STANDISHII	55
	JAPANESE MAPLE	ACER PALMATUM	3
	OREGON GRAPE	MAHONIA AQUIFOLIUM	80
	6' CEDAR FENCE		
	4' REDI-ROCK WALL		
	6' REDI-ROCK WALL		
	LAWN AREA		
	DECIDUOUS STREET TREE - FLOWERY PEAR	TO BE PLANTED W/ HOME - PYRUS CALLERYANA	30
	CONIFER TREE		30
	EXISTING TREES TO BE RETAINED (REFER TO ARBORIST PRESERVATION REPORT)		56

TOTAL SITE AREA	313,500 SF
PROPOSED LANDSCAPE	
BUFFER AREAS	12,020 SF
PARK AREA	6,536 SF
TOTAL PARKS & BUFFER LANDSCAPING	18,556 SF
TYPICAL HOME LANDSCAPE AVG. (4,894 SF X 30)	146,820 SF
TOTAL LANDSCAPE AREA	165,376 SF
TOTAL PERCENTAGE OF LANDSCAPE AREA	53%
MINIMUM LANDSCAPE REQUIRED BY CODE	20%
TOTAL TREE CREDITS FROM RETAINED TREES	205
TREE'S TO BE PLANTED WITH PLAT	80
MINIMUM TREES TO BE PLANTED WITH HOMES	60
TOTAL TREE CREDITS	345
MINIMUM TREE CREDITS PER CODE	313

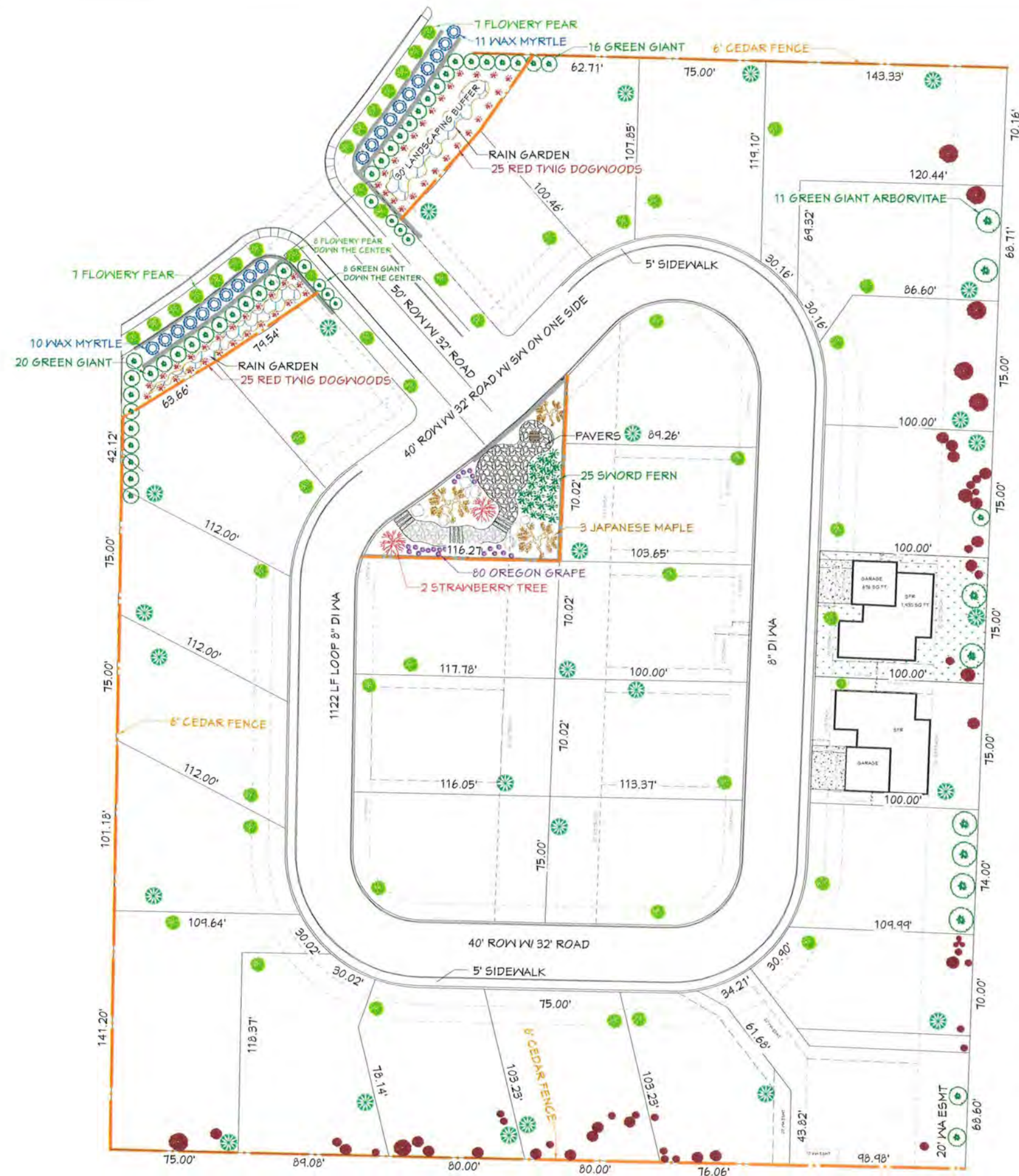
CHIEF ARCHITECT X1
DRAWN BY
J. SYKORA, CPBD
SCALE
1" = 70'
DATE
1-22-16
PRINTED: Wednesday, January 27, 2016

BUILDER INFO:
MAILING ADDRESS:
P.O. BOX 319
ANACORTES, WA 98221
PHONE:
360-245-7431
WEB:
www.strandbergconstruction.com

PROJECT / CLIENT INFO
PUD-2015-0003
48 North P.U.D., Oakes Avenue
Owner:
48 North On Fidalgo Island LLC.
Neil Strandberg
P.O. Box 319 Anacortes, WA 98221

48 NORTH
LANDSCAPE PLAN
THE INFORMATION IN THIS LAYOUT, SITE PLAN, AND LANDSCAPE PLAN IS THE PROPERTY OF STRANDBERG DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF STRANDBERG DESIGN IS PROHIBITED.

OWNER APPROVAL
INITIAL:
PAGE:
OF:



LANDSCAPE LEGEND			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.
	SWORD FERN	POLYSTICHUM MUNITUM	25
	STRAWBERRY TREE	ARBUTUS UNEDO	2
	WAX MYRTLE	MYRICA CALIFORNICA	21
	FLOWERY PEAR	PYRUS CALLERYANA	22
	RED TWIG DOGWOODS	CORNUS SERICEA	50
	GREEN GIANT ARBORVITAE	THUJA STANDISHII	55
	JAPANESE MAPLE	ACER PALMATUM	3
	OREGON GRAPE	MAHONIA AQUIFOLIUM	80
	6' CEDAR FENCE		
	4' REDI-ROCK WALL		
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	DECIDUOUS STREET TREE - FLOWERY PEAR	TO BE PLANTED W/ HOME PYRUS CALLERYANA	30
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	EXISTING TREES TO BE RETAINED (REFER TO ARBORIST PRESERVATION REPORT)		56

TOTAL SITE AREA	313,500 SF
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MINIMUM TREE CREDITS PER CODE	313

CHIEF ARCHITECT XT
J. SYKORA, CPBD
1" = 70'
11-30-15

BUILDER INFO:
MAILING ADDRESS:
P.O. BOX 314
ANACORTES, MA 08221
PHONE:
360-293-7451
WEB:
www.strandbergdesign.com

PROJECT / CLIENT INFO
48 North P.U.D.
Oakes Avenue
Owner:
48 North On Fidalgo Island LLC.
Nels Strandberg
PO Box 314 Anacortes, MA 08221

48 NORTH
LANDSCAPE PLAN

OWNER APPROVAL
INITIAL:
PAGE:
OF:

EXHIBIT #11:

PLANNING COMMISSION'S RECOMMENDATION AND MINUTES



**PLANNING COMMISSION'S
FINDINGS OF FACT, CONCLUSIONS OF LAW,
& RECOMMENDATION:**

Open Record Public

Hearing Date: February 24, 2016, @ 6:00 PM with a 3:00 PM Site Visit

Closed-Record Public

Hearing Date: March 21, 2016, @ 6:00 PM with a 5:00 PM Site Visit

Project Name: 48 North Preliminary Plat & PUD

File Number: PUD-2015-0003

Applicant: 48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

Landowner: Richardson Revocable Living Trust
Richardson Martha Beneva Trustee
23716 Strathern Street
West Hills, CA 91304

**Project Engineer
& Surveyor:** Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

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

Subject Proposal:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), Code Modifications, Right-of-Way Dedication, and SEPA environmental review to create 30 lots and 1

community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area

Modifications Proposed:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. For lots 3-17, the following modification is requested: A reduction of the R2 Zoning District's front yard setback of 20 feet to 10 feet. The rear setback would be increased however from the 20 foot required setback to 30 feet. The garage however would still be setback 20 feet from the front property line.
2. All other lots besides 3-17 would be required to meet the R2 Zoning District setback requirements.
3. The applicant also has requested a narrower Right-of-Way. Typically the city would require a fifty (50) foot ROW with curb, gutter, and sidewalk on both sides of the road. The applicant however requests a forty (40) foot ROW with a sidewalk only one side of the road.
4. The applicant also is proposing a modification to the R2 Zoning District's lot coverage which is thirty-five (35) percent. The applicant however proposes a 37.5% lot coverage.
5. The applicant proposes a deviation to the 12% city standard for maximum road grade. The applicant has requested a maximum road grade of 15% at the entrance (only) to the subject plat and PUD. **This modification however was withdrawn by the applicant at the Planning Commission's open-record public hearing. The applicant will comply with the 12% maximum road grade per city code.**
6. The applicant proposes that Oakes Avenue's speed rate be changed from 40 MPH to 30 MPH. **Planning Commission supports the proposed speed limit revision to 30 MPH which will require WSDOT approval. Staff will work with WSDOT on the revision.**

Project Location:

The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court and is located in a portion of Section 22; Township 35 North; Range 01 East; Willamette Meridian.

Subject Parcel:

Parcel #: P31681

Zoning District:

Residential (R2) Zoning District

Comprehensive Plan Designation:

Residential (R2) Zoning District

Existing Land Use:

The subject property is vacant /unimproved with not structures located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Commercial Marine (CM)	Single-Family Residences
South:	Residential (R2)	Single-Family Residences
East:	Aviation (AZ)	Port of Anacortes' Airport
West:	Residential (R2) & Commercial Marine (CM)	Single-Family Residences

R2 Minimum Lot Size:

- 7,500 Square Feet Required
- The applicant's 30 residential lots would range from 7,500 to 12,400 square feet in area.
- 6,750 Square Foot Park Area Proposed

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 7.20 acres (313,632 square feet)
- Gross area = 7.48 acres which includes ½ abutting ROW (325,829 square feet)

Density Calculation:

- The site is 7.48 Gross Acres which includes ½ the abutting right-of-way.
- The maximum permitted density in the R2 Zone is 4 Dwelling Units per Acre.
- 7.48 Gross Acres Multiplied by 4 Dwelling Units Permit Acres = 29.92 Lots (Rounded up to the 30) are Permitted
- 30 Lots are proposed by the applicant plus 1 Community Park are proposed.

Permits Required:

The following permits /approval may be required in addition to the above: Civil Construction Plan approval, Final plat and PUD approval, NPDES Construction Stormwater General Permit, building permit(s); other applicable state and federal permits/authorizations.

Existing Environmental Documents:

Wetland Report, Geological Hazardous Area Report, SEPA Environmental Checklist, Tree Assessment & Preservation Plan, & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** Rain Gardens & City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The subject property is located on a hillside that is heavily treed. There are no improvements onsite. The site generally slopes downward from the northwest from approximately 234 feet above sea level to 150-160 feet near Oakes Avenue /SR20.

The proposed Preliminary Plat and Planned Unit Development (PUD) would include the construction of an internal roadway to be dedicated to the City of Anacortes which would provide ingress and egress to all 30 lots therein.

Anacortes Airport Proximity:

The northeastern property line of the subject parcel is shared by the Anacortes Airport. Due to the proximity that the subject development is from the existing airport, the applicant will need to work with the Federal Aviation Administration (FAA) and Port of Anacortes to complete the requisite paperwork. Additionally, there is an Avigation Easement 732440 recorded with Skagit County with the subject property. Accordingly, the applicant/landowner will need to meet FAA rules and regulations including but not limited to height when constructing within close proximity to an airport.

II. PRELIMINARY PLAT /PUD CHRONOLOGY & BACKGROUND:

1. At 5:30 PM on September 15, 2015, a neighborhood meeting was conducted at the Strandberg Construction Office concerning the proposed development prior to submittal. Neighboring landowners were mailed invitations to this meeting.
2. On December 08, 2015, the applicant submitted the subject applications to the City of Anacortes for review.
3. On January 4, 2016, the subject application was deemed complete and a few additional revisions/material were also requested.
4. On January 28, 2016, the applicant resubmitted application material as was requested in the Letter of Completeness.

III. NOTICE OF APPLICATION & HEARING:

1. A "Notice of Application & Hearing with Optional SEPA DNS" was published in the Anacortes American Newspaper on January 13, 2016.

2. Notice was also posted on the subject property in three (3) different locations on January 05, 2016.
3. Notice was posted at city hall, the library, the local USPS office, and on the city's website on December 23, 2015.
4. Neighbors within 300 feet of the subject property were mailed "Notice of Application & Hearing with Optional SEPA DNS" on January 04, 2016.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on January 04, 2016.
6. Notice of application & hearing with optional SEPA DNS and associated application material was emailed to Department of Ecology on January 04, 2016, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on January 27, 2016.

IV. CRITICAL AREAS REVIEW:

Wetlands:

On June 10, 2015, Aqua-Terr Systems, Inc. (ATSI) performed a reconnaissance level review for the presence or absence of critical areas on the subject property. According to their critical area letter dated June 23, 2015, no regulated critical areas were located on the subject property. Additionally, according to ATSI's letter dated January 22, 2016, no regulated wetlands are located within 300 feet of the subject property (**See Exhibit 07**).

Priority Habitat & Species (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property except that a Bald Eagle nesting site may be located within approximately 500 plus feet to the northwest of the site. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject proposal and no comment was received.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comments were received.

Geologically Hazardous Areas:

Following a geological site reconnaissance, GeoEngineers prepared a Geological Hazard Assessment dated July 21, 2015. According to this report, no Geological Hazardous Areas are located on the subject property (**See Exhibit 08**).

V. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated August 12, 2015. According to this report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Therefore, the applicant will plant 108 trees onsite (**See Exhibit 09**) as conditioned below.

VI. TRANSPORTATION:

A traffic study was prepared by Traffic Solutions, Inc. (TSI) on October 12, 2015. The traffic study evaluated current conditions, future conditions, and anticipated impacts that the 48 North plat /PUD may have on the site and vicinity. TSI's report concluded that there that the project did not meet the threshold for requiring a turn lane off of State Route Twenty (SR20) /Oakes Avenue into the project's internal roadway providing ingress/egress to the 30 residential lots. Nonetheless, the applicant is proposing a left turn lane from SR20 /Oakes Avenue into the subject subdivision thereby improving traffic wait times, cars stacked up waiting to turn into the project, and vehicular /pedestrian safety.

VII. ROW DEDICATION:

The applicant has proposed dedicating the internal roadway that would provide ingress and egress to the 30 residential lots within to the City of Anacortes.

VIII. SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. Notice of application and hearing with optional SEPA DNS was published, mailed to property owners within 300 feet of the subject property, and posted onsite as discussed above pursuant to AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on January 04, 2016, for posting on to the SEPA register.
4. On February 17, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on February 17, 2016.

IX. COMMENTS RECEIVED:

Public Comments:

Written public comments received can be seen in **Exhibit 3** hereafter.

Department & Agencies of Jurisdiction Comments:

Comments received from both agencies and departments of jurisdiction can be viewed in Exhibit 4 hereafter.

X. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Plat /PUD proposal:

General City Goal 3:

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

Staff Analysis:

Single-family residences surround the project site to the north, south, east, and west.

Transportation Goal 7:

Require adequate off-street parking in all zones.

Staff Analysis:

AMC Chapter 17.46 requires two (2) off-street parking spaces per single-family residence. Each residence's garage will meet the setback requirements for the R2 Zoning District despite the modifications applied for and discussed above. Therefore, adequate space will exist for the parking of two (2) vehicles in front of the garage as well as in the garage. This requirement will be reviewed at time of building permit application submittal.

Housing Goal 1:

Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.

Staff Analysis:

The subject proposal would result in (30) lots being created for the construction of single-family residences on each lot.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The applicant proposes constructing a 6,750 square foot community park for use by the residents /neighbors. The park will be owned and maintained by the homeowners association.

Housing Goal 3:

Single family, detached residential units shall be the major residential form in the community.

Staff Analysis:

Single-family residences are proposed on each of the 30-lots created by the subject preliminary plat and PUD.

Housing Goal 6:

Provide for flexibility in subdivision development.

Staff Analysis:

A Planned Unit Development (PUD) permits flexibility to zoning and subdivisions standards / code. Accordingly, the applicant is requesting several modification to existing standards listed above.

Housing Goal 7:

Improve visual appearance of residential neighborhoods and maintain integrity of existing residential areas and neighborhoods.

Staff Analysis:

The subject plat /PUD will improve the visual appearance of the residential neighborhood and will maintain the integrity of the existing and surrounding residential area and neighborhood. Access to the 30 residences will be from an internal roadway providing ingress and egress to each lot. This roadway will be dedicated to the City of Anacortes.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The subject property is vacant and unimproved. The proposed development and associated improvements will improve the neighborhood along with vehicular and pedestrian access/ connectivity.

The subject proposal is consistent with the goals of the City of Anacortes' Comprehensive Plan that are identified above.

B. ZONING ORDINANCE/ ANACORTES MUNICIPAL CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. The applicant has requested concurrent review of the subject preliminary plat and PUD as allowed per AMC § 16.40.040.
3. The subject property is located in the Residential (R2) Zoning District.
4. Pursuant to AMC § 17.36.010, the purpose of the Residential (R2) Zoning 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.”
5. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
 6. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed lots that range in size from 7,500 to 12,400 square feet thus meeting the minimum lot size requirement.
 7. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. The applicant however proposes a reduction of the front yard setback from 20 feet to 10 feet. Additionally, the rear setback would be increased from the required 20 feet to 30 feet. This modification to setbacks would only apply to lots 3 to 17. The garage however would still be setback 20 feet from the front property line. Furthermore, no deviation to side yard setbacks is proposed to lots 3 to 17. All other lots would meet the R2 Zoning District setback requirements.
 8. According to AMC 16.32.010, a residential access road with an average daily trip(s) of less than 500 requires a 50 foot right-of-way with a 32 foot paved roadway within it. The roadway consists of two driving lanes with curb, gutter, sidewalk, and parking is required on both sides. The applicant however has requested 40 foot Right-of-Way with a sidewalk only one side of the road.
 9. According to AMC 16.32.010 the maximum grade of that a road may be in the R2 Zoning District is 12%. The applicant however proposes a deviation to this city to permit a 15% grade within the project.
 10. According to AMC 17.36.080, the maximum permitted lot coverage in the R2 Zoning District is thirty-five (35) percent. The applicant however proposes a modification to the zoning standards that would permit a 37.5% lot coverage instead.
 11. The applicant also proposes a deviation to the city standard for maximum road grade which is 12%. The applicant proposes a maximum road grade of 15% at the entry way only to the subject plat and PUD.
 12. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The site is 7.48 Gross Acres which includes $\frac{1}{2}$ the abutting right-of-way. Seven point four eight (7.48) gross acres multiplied by 4 Dwelling Units Permit Acres equals 29.92 lots (Rounded up to the 30) which are permitted. The applicant proposes developing 30 lots.
 13. According to AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence. Although a modification to the front yard setback is proposed as part of the subject proposal, said setback modification will not apply to garages.
 14. Landscaping is required pursuant to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 10**).
 15. According to AMC § 16.50.050, a Tree Preservation Plan is required as part of application for a subdivision /planned unit development. Accordingly, the applicant has submitted a Tree Assessment and Preservation Plan (**See Exhibit 09**). According to the report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject

development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Therefore, the applicant will be required to plant 108 trees onsite meeting this requirement.

16. According to AMC § 17.04.050, creation of or changes to lot lines shall conform to the use provisions, dimensional and other standards, and procedures of this title and Title 16, Subdivisions.
17. According to AMC § 17.05.030, development shall be prohibited, and all applications therefore shall be denied, if the development would cause the level of service on a concurrency facility or service to decline below adopted levels of service standards, unless the improvements or strategies to accommodate the new development are made concurrent with the development, subject to the provisions of AMC § 17.05.070(3). For potable water, sewer/onsite sewage disposal and stormwater management, only available capacity or capacity that can be provided prior to the actual use of the facility will be used. This project however would not cause the level of service on a concurrency facility or service to decline below adopted levels of service standards.
18. The subject proposal is consistent with the above development regulations.

C. OTHER APPLICABLE CODE, REVIEW CRITERIA, & PROCESS:

The preliminary plat and PUD application is also subject to review for conformance with the following code sections/regulations:

1. According to AMC § 16.40.040, there are four (4) steps for approval of a PUD: A) Pre-application conference during which the city's planning coordinating committee reviews sketches and conceptual information and makes recommendations to the applicant. Particular attention shall be given to the items where the PUD concept varies from normal subdivision standards, B) Preliminary PUD development plan where a more complete conceptual plan is submitted for planning coordinating committee review and then goes through a standard planning commission and city council approval process, C) Preliminary plat review and approval process with a detailed plan incorporating the approved preliminary PUD development plan concepts and conditions, and D) Final plat meeting the submittal requirements of and following the approval process for a standard subdivision.

Staff Analysis:

The subject applications were reviewed by the Development Review Group (DRG) for comments, &/or conditions. Department requirements have been incorporated as conditions of approval herein. The applicant submitted the subject preliminary plat and PUD on December 08, 2015. It was reviewed by staff and deemed complete on January 4, 2016. A Notice of Application and Hearing Using Optional SEPA DNS was noticed as is required by the AMC as stated in detail above. Both the preliminary plat and PUD were processed concurrently per the applicant's wishes. Accordingly, the subject applications go before an open-record public hearing with the Planning Commission followed by a closed-record public hearing with the City Council.

2. According to AMC § 16.12.010, when a preliminary plat meeting the requirements has been submitted, the administrator shall establish the date and time for an open-record public hearing before the planning commission on the preliminary plat which shall not be more than sixty days from the date of the notice of complete application and which shall coincide with a regular meeting of the planning commission. Following planning commission action, the administrator shall schedule the preliminary plat for the city council agenda for its next available meeting date in accordance with its rules and regulations. Accordingly, both an open record and close-record public hearing has been scheduled for the proposed project.

Staff Analysis:

Dates and times for both an open record and closed record public hearings have been established as is listed in the "Notice of Application and Hearing Using the Optional SEPA DNS" (See Exhibit 06).

3. According to AMC § 16.40.102, Common Open Space within a Planned Unit Development may include land area of the site that is not covered by buildings, parking structures, or accessory structures except recreational structures (i.e., decks). Open space cannot however include proposed street rights-of-way; open-parking areas and driveways for dwellings; school sites; commercial areas and the buildings; accessory buildings; parking and loading facilities for commercial areas; and land that is totally unsuitable for building due to topographic features.

Staff Analysis:

The applicant has designated the community park that would serve the residents of the 30 lot subdivision and community as a whole as "Open Space" per se meeting this requirement.

4. According to RCW § 58.17.110(1), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: "The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, 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 shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication."

Staff Analysis:

The public use and interest will be served by the proposed subdivision and dedication. Appropriate provisions have been made to 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 sidewalks. Pursuant to WAC 365.196.840, public facilities and services necessary to support and serve the subject development will be in place concurrent to development without decreasing service levels below locally established minimum standards.

5. According to RCW § 58.17.110(2), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: “A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (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 assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.”

Staff Analysis:

Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare. Furthermore, the public use and interest will be served by the subject preliminary plat, PUD, and dedication. Additionally, impact fees associated with the construction of each residence will be paid for at time of building permit issuance.

6. The subject proposal is consistent with the above code sections /regulations.

D. CONCLUSIONS OF LAW:

1. The Planning Commission having fully reviewed the staff report hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the existing regulations, principles, conditions and their effect upon the request. It is therefore adopted by the Planning Commission as a conclusion as if set forth in full herein.

2. The proposed preliminary plat and planned unit development as conditioned conforms to the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, Title 16 and other ordinances applicable to the proposal. Additionally, the subject proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).
3. The requirements of the State Environmental Policy Act have been complied with.
4. The Planning Commission bases its Findings of Fact and Conclusions of Law on the entire record, including all testimony and exhibits. Any finding which would be deemed a Conclusion of Law and any Conclusion of Law which should be deemed a finding is hereby adopted as such.
5. The project is consistent with the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.

E. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject preliminary plat, preliminary PUD, code modification, & ROW dedication subject to the staff suggested conditions of approval.

F. RECOMMENDATION:

After public testimony, the Planning Commission deliberated on the matter. A motion was made to approve the subject application with the addition of condition #21 (below). The motion was seconded. Following a vote, the Planning Commission unanimously (5-0) recommended approval to City Council. Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Comprehensive Plan, and the Anacortes Municipal Code (AMC), the Planning Commission recommends approval the subject preliminary plat, preliminary PUD, code modification(s), & ROW dedication subject to the following conditions of approval:

1. Grading shall not adversely impact adjacent properties.
2. 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.
3. Pursuant to RCW 58.17.140(3), a final plat and PUD 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 that is listed below. Notwithstanding, the preliminary plat and PUD approval becomes null and void.
4. Before final plat and PUD submittal or approval, the project land surveyor shall place the respective property corners of the subject property.

5. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing associated with the subject applications. Payment shall be made prior to final plat and PUD submittal or approval is given.
6. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
7. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
8. Development shall comply with the revised landscape plan. Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
9. Preliminary subdivision and Planned Unit Development 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.
10. The lots in this 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 on the final plat and PUD map.
11. A note shall be added to the final plat and PUD map that reads as follows:

ZONING INFORMATION:

<i>Underlying Zone:</i>	<i>Residential District (R2)</i>
<i>Zone's Minimum Lot Size:</i>	<i>7,500 Square Feet</i>
<i>Gross Acreage:</i>	<i>7.48 Acres (included ½ abutting ROW)</i>
<i>Net Acreage:</i>	<i>7.20 Acres</i>
<i>Zone's Maximum Density:</i>	<i>4 Dwelling Units (DU) per Gross Acre</i>
<i>Density Calculation:</i>	<i>4 DU X 7.48 Acres = 29.92, rounded to 30 DU</i>
<i>Proposed Lots:</i>	<i>30 Lots + 1 Community Park</i>

SETBACKS:

Front Yard:

- For lots 3-17 only, the front setback is 10 feet for the residence & 20 feet for garages.
- All other lots must meet the 20 foot front yard setback for the R2 Zone.

Rear Yard:

- For lots 3-17 only, the rear setback is increased from 20 feet to 30 feet.
- All other lots must meet the 20 foot rear yard setback for the R2 Zone.

Side Yard:

- All lots shall meet the R2 side yard setback requirements for the R2 Zone.

12. Due to the proximity that the subject development is from the existing airport owned and operated by the Port of Anacortes. The applicant will need to work with the Federal Aviation Administration (FAA) and Port of Anacortes to complete the requisite paperwork prior to final plat and PUD submittal or approval is given. Additionally, there is an Avigation Easement 732440 recorded with Skagit County with the subject property. Accordingly, the applicant/landowner will need to meet FAA rules and regulations including but not limited to height when constructing within close proximity to an airport.
13. Automatic fire sprinkler systems may be required for each residence as required by the Fire Marshall.
14. The project geotechnical engineer –GeoEngineers shall review the construction drawings to confirm the proposed roadway design and raingardens are consistent with LID standards.
15. A homeowner's association shall be established and be responsible for the maintenance of the raingardens, community park, & Native Growth Protection Easement. A note to this effect shall be shown on the face of the final plat and PUD.
16. Development shall comply with the Mitigated Determination of Non-Significance (MDNS) that was issued February 17, 2016 as follows:
 - A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (MDNS Condition #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (MDNS Condition #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (MDNS Condition #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (MDNS Condition #4).
 - E. Those 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) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan" (MDNS Condition #5)
 - F. Before any site development /grading and/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 (MDNS Condition #6).
 - G. The applicant shall plant a minimum of 108 additional trees onsite in order to comply with the minimum number of tree credits required per AMC Chapter 16.50 that is discussed in the submitted Tree Assessment & Preservation Plan. At time of

final plat and PUD submittal, the applicant shall submit a revised site plan showing the location of the additional trees required for planting (MDNS Condition #7).

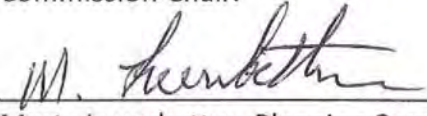
17. Development shall comply with the Public Works Department including but not limited to:
- A. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
 - B. 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.
 - C. 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.
 - D. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
 - E. This project is required to obtain a General Construction Permit from the Washington State Department of Transportation for all road crossings and work adjacent to and on Oakes Avenue.
 - F. 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.
 - G. 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.
 - H. 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.
 - I. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.

- J. Water main shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- K. All Water Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.
- L. Sanitary Sewer Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- M. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement from the City of Anacortes Public Works Department.
- N. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
- O. Storm Drainage Conveyance system shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- P. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
- Q. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
- R. Provisions shall be made to accommodate for a Public Transit stop along Oakes Avenue. The Developer shall work with the Planners from Skagit Transit to determine a location.
- S. Roadway horizontal alignments shall be designed to allow for proper sight distances.
- T. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
- U. Street lighting shall be required at both ingress and egress of the project. Street lighting shall be energy efficient 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.

- V. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
- W. Internal roadway shall be required to provide for:
 - 1. 40-foot Public Right-of-Way
 - 2. A minimum of 28-feet of paved asphalt.
 - 3. Maximum grade of 12%. Unless a steeper grade of 15% is approved by the City Council as required under the Anacortes Municipal Code.
 - 4. With 5-foot sidewalk on one side of the road.
- X. Oakes Avenue, along the frontage of this project is required to provide for:
 - 1. An appropriately designed left hand turn lane and related transitions shall be designed and constructed to meet the requirements of the Washington State Department of Transportation and the City of Anacortes Public Works Department.
 - 2. Public Works Department supports the proposed 30 MPH change from 40 MPH as requested by the Developer. The revised speed limit change will need to be approved and implemented by the Washington State Department of Transportation. The current speed limit is posted 40 MPH and the improvements should be designed accordingly.
 - 3. Cement Concrete Traffic Curb and Gutter with a 5-foot minimum sidewalk shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
 - 4. Due to the inconsistency of the asphalt edge along Oakes Avenue, the project will need to pave a minimum of 8-feet to obtain slope from the existing asphalt to the new curb as determined by the City of Anacortes and the Engineer of Record.
- 18. Before final plat and PUD submittal or approval is given, the applicant shall submit a revised Tree Preservation Plan that shows all existing trees designated for retention in the submitted plan plus the 108 additional trees required to be planted.
- 19. Pursuant to AMC 16.50.120(D), the applicant shall record a notice with the Skagit County Auditor's Office which provides a public record of any approved tree preservation plan and conservation areas; the application of this title to the property; and that limitations on actions in or affecting the property may exist. A note to this effect shall also be listed on the face of the final plat and PUD referencing the respective Auditor File Number (AFN) for the recorded Tree Preservation Plan [as revised].
- 20. Additionally, those trees shown in the Revised Tree Preservation Plan must also be shown on the face of the plat and PUD prior to submittal or approval is given. The trees designated for retention shall be clearly shown in relation to the lot's property lines.

21. Before final plat and PUD submittal or approval is given, a note shall be added to the face of the plat/PUD that states:
- A. The maximum permitted height for Lot 15 shall be restricted to twenty-five (25) feet from the high point on the property (NE corner) of existing grade.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **February 24, 2016**, the date signed by the Planning Commission Chair.


Marty Laumbattus, Planning Commission Chair

2-25-2016
Date

APPEALS:

Any aggrieved party shall have five (5) working days from date of the action to appeal the recommendation of the Planning Commission to the City Council. The appeal shall be in writing and is to be filed with the city clerk. If an appeal is filed by an aggrieved party, this appeal shall be a closed-record appeal to the City Council who shall decide the matter.

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Public Comments Received
Exhibit #4	Department /Agency Comments Received
Exhibit #5	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #6	Issued SEPA MDNS
Exhibit #7	Wetland Report
Exhibit #8	Geotechnical Report
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Landscape Plan
Exhibit #11	Plat & PUD Site Plan



Draft - Planning Commission Meeting Minutes for – February 24, 2016

Chair Laumbattus called the Meeting of February 24, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Oppel, Laumbattus, Pollard, Cleland-McGrath and Farnsworth. Absent: Commissioner McNett

Minutes – No Minutes were presented

Correspondence

There was no correspondence.

New Business

Public Hearing: 48 North Preliminary Plat & PUD, PUD-2015-0003

Mr. Kevin Cricchio, Associate Planner, presented the 48 North Preliminary Plat and Planned Unit Development along with a few proposed code modifications, a right of way dedication to create 30 lots and one community park on the subject property which is 7.4 gross acres located in R2 zoning district. The proposed lots would range from 7,500 to 12,400 square feet. The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court. The applicant is Nels Strandberg of 48 North on Fidalgo Island, LLC, Anacortes, Washington. Landowner is Richardson Revocable Living Trust located in West Hills, California and the project surveyor and engineer is Herrigstad Engineering and Surveying of Anacortes.

The proposed code modifications are as follows: lots 3 through 17, the front yard setback would be reduced from 20 feet to 10 feet for the house itself. The rear setback would be increased from 20 feet to 30 feet; however, the garage would still need to comply with the 20 foot front yard setback. All other lots would meet the underlying zoning district setback. Additionally, the applicant has requested a narrower right of way; typically the City would require a 50 foot right of way with curb, gutter and sidewalk on both sides. The applicant has requested a reduction to 40 feet with the sidewalk only on one side of the street.

The applicant has requested an increase to the underlying zoning district's lot coverage from 35 to 37.5 percent. The applicant has also requested a deviation to the 12 percent city standard for maximum road grade and proposes 15 percent at the entrance only to the subject plat and PUD. Lastly, the applicant has proposed a reduction from the speed limit in front of the subject parcel to be reduced from 40 miles per hour to 30 miles per hour.

The existing land use is vacant and unimproved and is heavily treed. To the north, the zone is Commercial Marine; to the south, R2; to the east, Aviation or AZ; and to the west, both R2 and Commercial Marine. To the north, south and west, the adjacent land uses are single family residential and to the east is the Port of Anacortes Airport. Minimum lot size is 7,500 square

feet per the R2 zone; the maximum permitted density in the R2 zone is 4 dwelling units per gross acre. The site consists of 7.20 net acres. The gross is 7.48 acres which includes half the abutting right of way. The density calculation provides for 29.92 dwelling units, which we round up to 30, and the applicant has proposed 30 with a community park.

Mr. Cricchio reviewed the tree preservation plan and a condition was included that the applicant plant additional trees to mitigate the loss of the required number of trees due to the project. The Transportation Plan was reviewed and it was determined that a turn lane on SR20 was not required. However, the applicant has proposed a left turn lane to improve the area.

Mr. Cricchio concluded with a recommendation of approval by the Planning Department for submittal to City Council.

Chair Laumbattus asked for clarification of the reduction in road-width in the conditions. Mr. Measamer provided that Steve Lange of the City Public Works/Engineering Dept. will address that but included new regulations for low impact development requirements will be implemented in the near future and the City is starting now to reduce the overall impervious area by reducing the width of that roadway down to 28 feet. The actual right of way would still be 40 feet which will allow for all the utilities, sidewalk and roadway.

Mr. Steve Lange, COA Public Works/Engineering Dept., reviewed the utilities installation, connections and roadway/pedestrian connectivity for this project.

Mr. Nels Strandberg, 408 2nd Street, Anacortes, project developer, proposed a 32 foot wide road but the City stated referred to these lower impact development regulations and asked if he would be okay with 28 feet, which works. Mr. Strandberg provided that the CC&R's for this development will not allow street parking on a routine basis so this should not be an issue. Mr. Strandberg discussed the 12 percent road grade which is okay. Steve Lange's comment regarding a French drain around the entire perimeter will take out every tree on the site, which is not necessary as the site is dry. Mr. Strandberg reviewed the location of the site and the landscape plan and discussed the trees that will be retained and removed and explained the setback configurations are to save trees. Mr. Strandberg met with the neighbors to the south in Whidbey Court and showed them the trees we are planning on retaining; we talked about which trees they would want to save and which ones they did not want to save. I proposed that I would plant a hedge or build a fence and I understood they want a 6 foot cedar fence. I propose I do that not only on the south line but the west line and then up against Eagle View Court as well. We are going to leave this open across the back to the airport; it feels nice just looking out at more space than viewing a fence.

Mr. Strandberg discussed the rain garden and presented design schematics. Mr. Strandberg discussed the reason for requesting a PUD including a reduction in the front yard setbacks to save trees. They are requesting a 40 foot right of way rather than a 50 foot right of way. Mr. Strandberg explained that they could easily put a 50 foot right of way in the entire plat, put 7,500 square foot lots and end up with 30 lots but that would exclude a buffer and a landscape area next to Oakes Avenue and no community park. The trade off from a 40 foot right of way is a community park and a 30 foot buffer. Mr. Strandberg included that if they did remove the community park and take the larger buffer, they would have 8,000 square foot lots which would

allow a little bigger homes so I am just requesting a little bit of a variance in the lot coverage which amounts to about 200 square feet per house on an 8000 square foot lot. Mr. Strandberg discussed the placement of new trees.

Commissioner Oppel asked about the grade change on the entrance and whether the street would have to be lowered to meet up with the new grade. Mr. Strandberg provided that in a perfect world you would get permission for a 15 percent road grade reduction and then you would work with the fire department because the fire department will allow me to do a 15 percent road grade they will just require me to sprinkler every house so that is a decision honestly that I would like to make. In a perfect world, I would like you to approve a 15 percent road grade or up to a 15 percent and then I would work with the fire department and if he wants to require sprinklers on every house because I decide to build it that way, I am willing to live with that. I would like that to be my choice but it doesn't have to be. If you are more comfortable with 12 percent, I can live with it. So we are going to be cutting into the bank and even at 15 percent right up to the community park, that is about a 4 foot grade change when we go to 12, it is a 7 foot grade change so it would be a retaining wall at the end of the road and then a park above it. So we will make that look as good as we can; it probably means moving a few thousand more yards of dirt. If I have my choice between sprinklers and doing that, I will probably reduce the road grade.

Commissioner Oppel asked about the road width situation and if Mr. Strandberg was comfortable with that. Mr. Strandberg stated he is comfortable with that and agrees with City staff and if that is the way development is going; I don't think every single circumstance deserves a 32 foot wide road. So we have a little loop; it is going to be a quiet little neighborhood; there isn't going to be a lot of fast moving through traffic, I think a narrow road is going to be just fine.

Commissioner Pollard asked Mr. Strandberg to make a comment to road width in regards to having sidewalk only on one side; is that part of the PUD request. Mr. Strandberg provided that a typical city street would require sidewalks on both sides. Mr. Lange pointed out that is fairly common to get approval with sidewalk on one side; I think it depends on where you are. We are proposing a sidewalk on the outside and then no sidewalk on the inside. We are kind of considering that a little bit of a tradeoff for the 300 feet of sidewalk we are installing along Oakes Avenue which is extremely expensive sidewalk because we are sitting there with flaggers and it is not cheap sidewalk so this is a sidewalk I would like to have to get down to that intersection so we can cross the road to get down to the trail like Mr. Lange had talked about. That is one of the reasons why I am not proposing sidewalk on the site just because I feel that expense is already being spent here. The other reason is just the room on the lots, I am trying to leave my lots a certain size – I wanted to leave them 7500 or great because that is the R2 zoning but I also wanted to have that little community park. I just love those little parks in San Juan Passage and I thought that is a spot looking over the road where they are going to have a great shot of the view and that is one of the reasons I want to save that space.

Commissioner Oppel asked does the setback reduction occur with lots 23 through 30 for the front yard or is that just for the outer lots. Mr. Strandberg stated we proposed it on lots 3 through 17 so those are the lots that we are proposing to retain trees and that have the most indirect impact on neighbors. I think one of the letters on file from the Stoltzes is they are pretty

close to their property line and we are trying to get as far away as possible. Commissioner Oppel asked that the setbacks on 23 through 30 would be a 20 foot front yard setback. Mr. Strandberg responded that whatever the zoning is for R2.

Commissioner Farnsworth asked whether a drain at the base of the hill along Oakes Avenue would alleviate some of the concerns that you have but not require Mr. Strandberg to install a drain around the property. Mr. Lange provided it will change once you open that side up; as far as the landscape goes the trees that he is trying to save, I didn't honestly didn't take a look at the trees that are being retained, the number one complaint that we get after these subdivisions go in is the water under the house and the drainage code allows it says to put perimeter drains around the subdivision to protect itself from uphill water. If he opens this side up and for some reason the subsurface water isn't getting onto the property, then it wouldn't be that big of a deal. I don't want to see those trees come down just to put a storm pipe in but there might be some other ways of doing that to protect the houses themselves and bypass it. Commissioner Farnsworth asked if there could be some information on whether a house is safer with fire sprinklers. Mr. Don Measamer, Director of Planning, Economic & Community Development, responded that in the future you may see that every residential unit will be required to have an automatic fire sprinkler system. The various building codes have required it now for about 6 years and the state building code council has waived that requirement. Getting back to what the Anacortes Fire Marshall has looked at and in my conversations with him on this project, if the street grade exceeds 12 percent, they would require each of the residential units to have an automatic fire sprinkler system. So that is why they are okay, I believe Mr. Strandberg said he is okay with going to that 12 percent. But if it did not meet that, it would have to go to fire sprinklers for each of the houses.

With no further questions from the Commissioners, Chair Laumbattus opened the public hearing.

Marilee Huffman, 806 Commercial Avenue, Anacortes. I was just going to ask about the trees that were going to be saved and also about the trees that were going to be planted. What are going to be the heights of those saved because especially along the airport side and how long will it take for the trees that are planted to grow. Can you plant a certain type of tree that is not necessarily going to grow to a certain height because you always want to think of safety around airports. Chair Laumbattus suggested that answers be provided at the end of the public comment portion. With no further comments from the public, Chair Laumbattus closed the public hearing.

Mr. Strandberg provided that he meet with Mr. Worra, the Executive Director of the Port, and they had no concerns over the trees being left. Mr. Strandberg did not know their actual height but some of them are probably 100-125 feet tall. They are outside of the area they are concerned about. They actually have some trees on their side of the fence that are pretty tall as well. I did have a plan to plant Douglas firs and western red cedars that get several hundred feet tall. Mr. Worra requested that we do a different variety that grow to about 30 feet tall. That made him happy.

Commissioner Oppel asked about the storm water, sewer, storm utilities horizontal alignment map and whether the perimeter drain was included in the drawings presented to the

Commissioners and if this is the one for approval tonight. Mr. Lange stated that he does not want the Commissioners to approve anything that may get changed on the civil side as far as utilities go. As far as the perimeter drain, he is not proposing that on this submittal. Chair Laumbattus stated that they did not see any wet spots during the site visit.

Chair Laumbattus stated the plan appears to be a nice little neighborhood and pretty well done. Commissioner Farnsworth stated that he would prefer sprinkler systems in the houses and is willing to throw in the 15 percent road grade as well but agrees with everything Chair Laumbattus just stated. Chair Laumbattus stated he does not prefer to change the Fire Marshall's decision without further discussion and called for further comments. Commissioner Cleland-McGrath stated that she does know Mr. Strandberg socially and has not discussed this project at all with the proponent. No comments were presented in regard to this statement. Commission Oppel stated he has a concern about a left turn pocket for anyone heading west from the project. Mr. Lange stated the intent will be to have a left hand turn out of that subdivision. Leaving the subdivision, you will be able to take a left or right. Commissioner Oppel says it appears that there is a barrier in the middle of the street so how does someone turn left when leaving the subdivision. Mr. Lange stated that DOT has not warranted a left turn movement for this project. Chair Laumbattus discussed a drawing that includes just hash marks and not a raised curb. Mr. Lange stated it is being proposed to be painted.

Commissioner Cleland-McGrath asked for clarification of the 40 foot right of way in the circular place and whether it will be the 28 or 32? Mr. Lange stated that it could be either but for egress, the City would prefer seeing a wider road through there but a 28 will function quite well.

Mr. Measamer clarified a few items including that the applicant originally proposed a deviation from the 12 percent grade to 15 percent and that the applicant has since withdrawn that request (see page 2 of staff report) and so the staff report will be revised indicating applicant withdrew that request so we are not approving that deviation. The next thing is that Mr. Strandberg provided you with a letter this evening wherein he proposed a height limitation for one of the lots in relationship to a conversation he had with one of the abutting property owners. Mr. Measamer read the proposal and recommended the Planning Commissioners consider adding this as a condition so that it is dealt with accordingly as proposed. Mr. Strandberg's proposal includes that the City require the proposed lot 15 adjacent to Stoltz be restricted to height at 25 foot from the highest point on the property northeast corner.

With no further discussion, Commission Oppel made a motion to approve the proposal with the deletion of the 15 percent entrance grade and the addition of the height restriction on lot 15 in addition to all other staff conditions approved. Commissioner Farnsworth seconded the motion; vote called for was unanimous in favor of the motion.

With no further business, Chair Laumbattus called the meeting to a close at approximately 7:10 p.m.

EXHIBIT #12:

APPLICANT'S PRESENTATION, HANDOUT, & RESPONSE TO NEIGHBOR CONCERNS

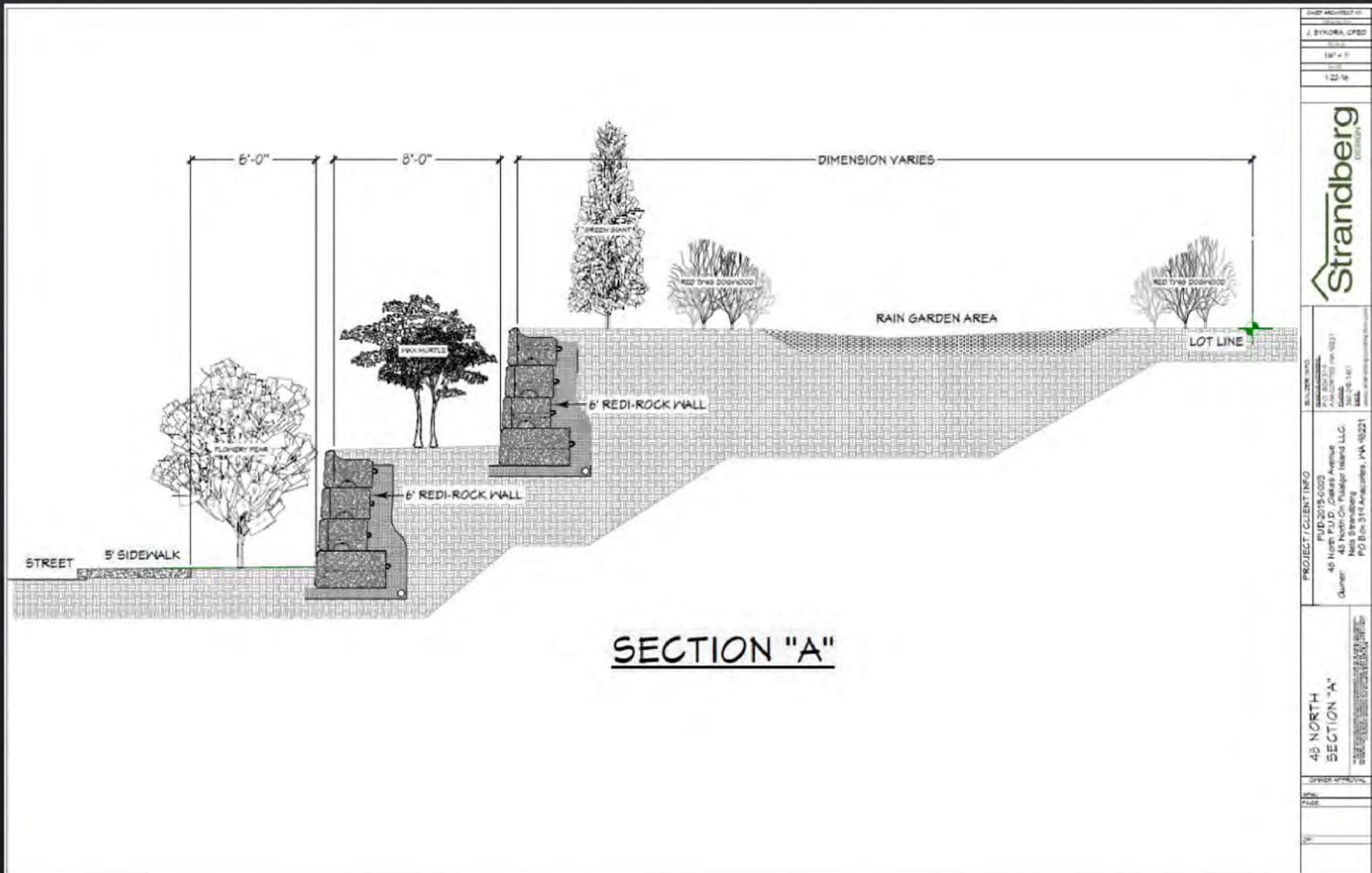
48°NORTH

- [illegible]

- 56 trees to be retained
- 80 trees to be planted with Plat
- 6ft cedar fence
- North, West and South borders (at request of neighbors)
- Neighborhood park



TOTAL SITE AREA	313,500 SF
PROPOSED LANDSCAPE	
BUFFER AREAS	12,020 SF
PARK AREA	6,536 SF
TOTAL PARKS & BUFFER LANDSCAPING	18,556 SF
TYPICAL HOME LANDSCAPE AVG. (4,894 SF X 30)	146,820 SF
TOTAL LANDSCAPE AREA	165,376 SF
TOTAL PERCENTAGE OF LANDSCAPE AREA	
MINIMUM LANDSCAPE REQUIRED BY CODE	53%
TOTAL TREE CREDITS FROM RETAINED TREES	
TREES TO BE PLANTED WITH FLAT	205
MINIMUM TREES TO BE PLANTED WITH HOMES	
	60
TOTAL TREE CREDITS	
MINIMUM TREE CREDITS PER CODE	345
	313



PUD

- ◆ Planned Unit Development (Request form standards)
 - ◆ We are requesting a reduction in front yard setback from 20ft to 10ft, the reason we are doing this is to allow us to save trees.
 - ◆ We are requesting a 40ft ROW rather than the standard 50ft which is typical, this will allow a full city street as well as sidewalk on one side. The reduction in ROW allows the Oaks avenue buffers and community park to be possible.
 - ◆ We are requesting a 2.5% increase in lot coverage over the typical city standard. (a 200 sq ft increase on a 8000 sq ft lot.)
 - ◆ We are requesting a variance to the road grade standard of 12%, to a grade of 15% for short distance on the entry road only.



Tree Preservation Plan

Date: August 2015
 Prepared for: Strandberg Custom Homes
 & Design
 Project: 48th North Project



Urban Forestry Services, Inc.
 15119 McLean Rd
 Mt. Vernon, WA 98273

Key

Tree Health Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites

Site Type

- Planting site
- Removal site
- Stump
- Tree

Tree Size

Diameter at 4.5 feet (Inches)

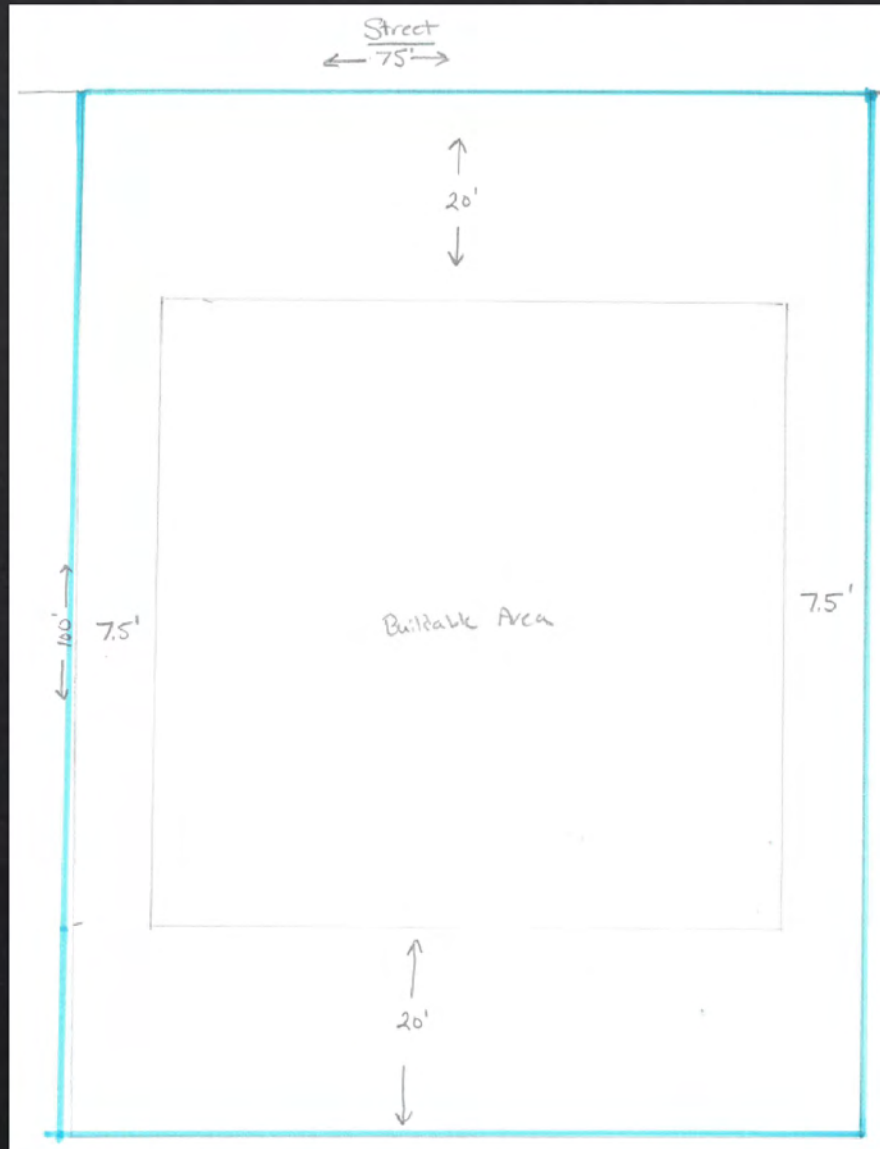
- 1 - 12
- 13 - 24
- 25 +

- Critical Root Zone (ft)



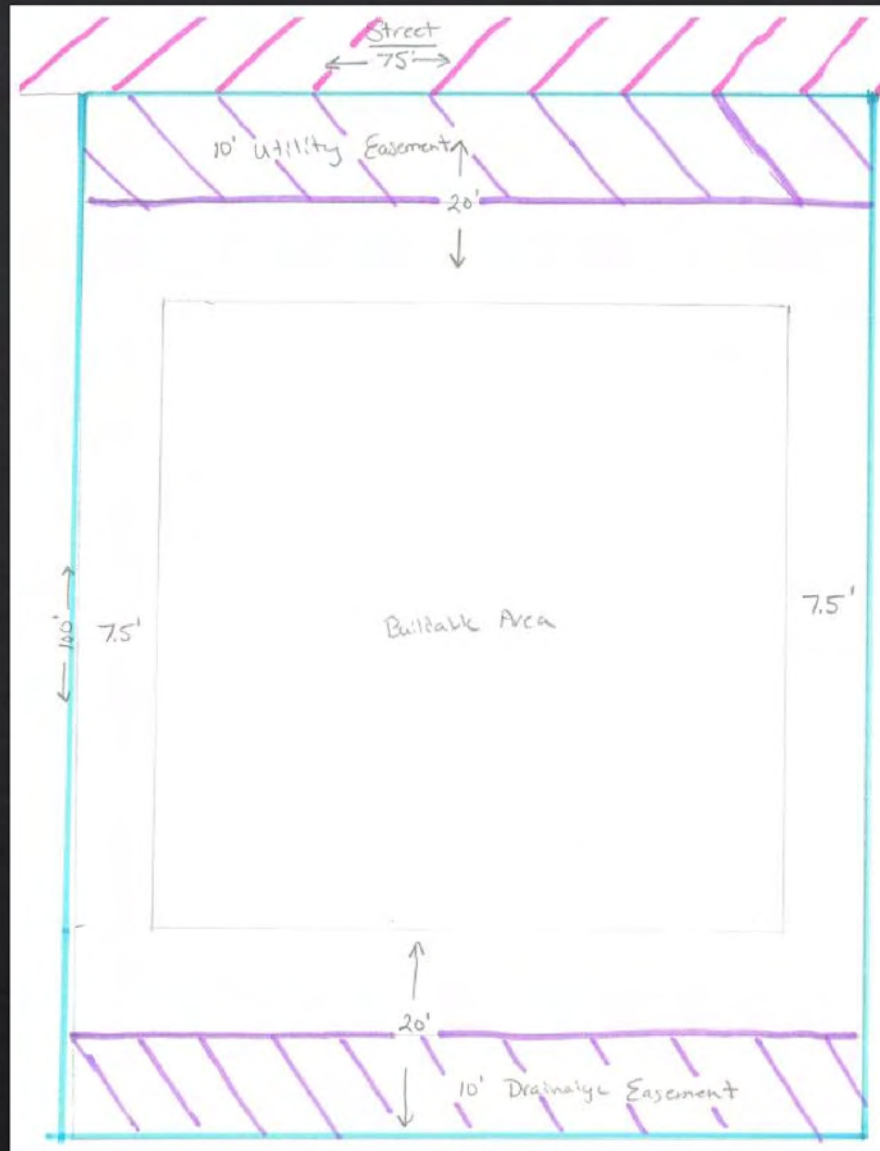
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Typical R2 lot



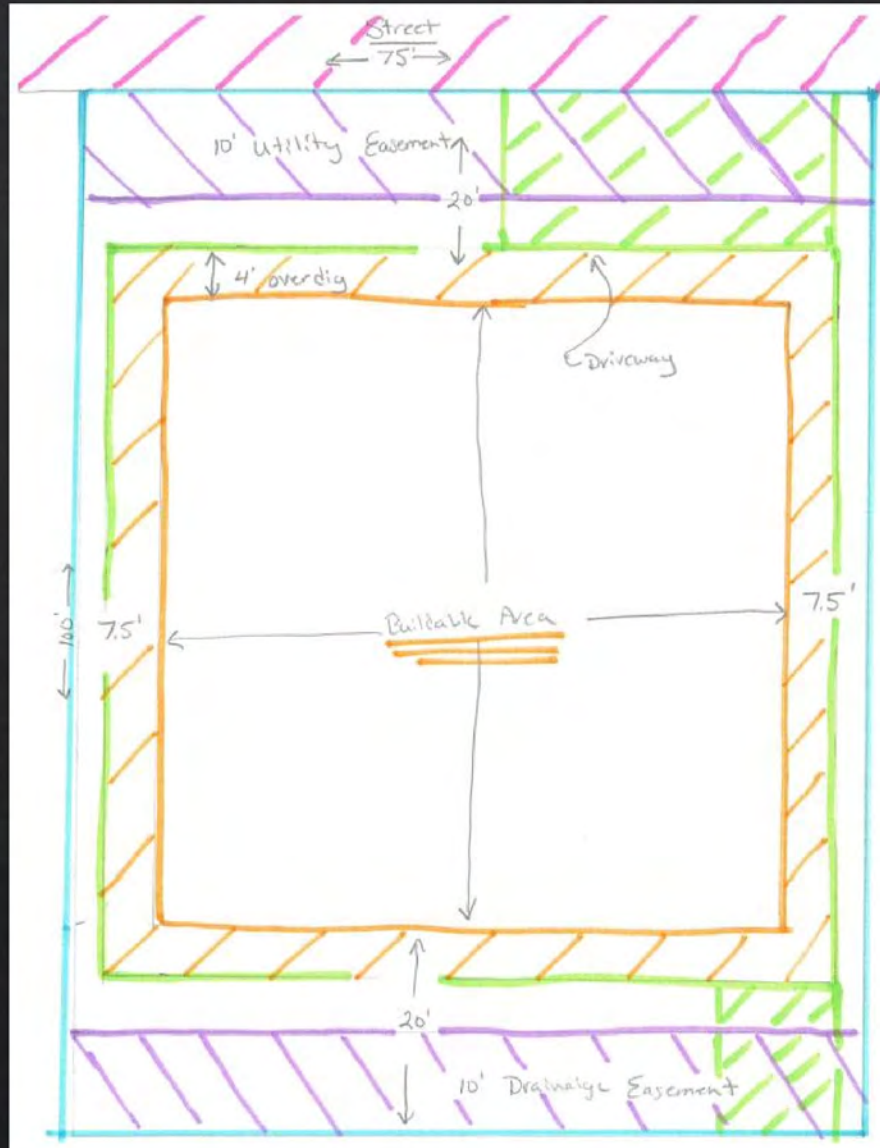
Road construction

Dry utilities

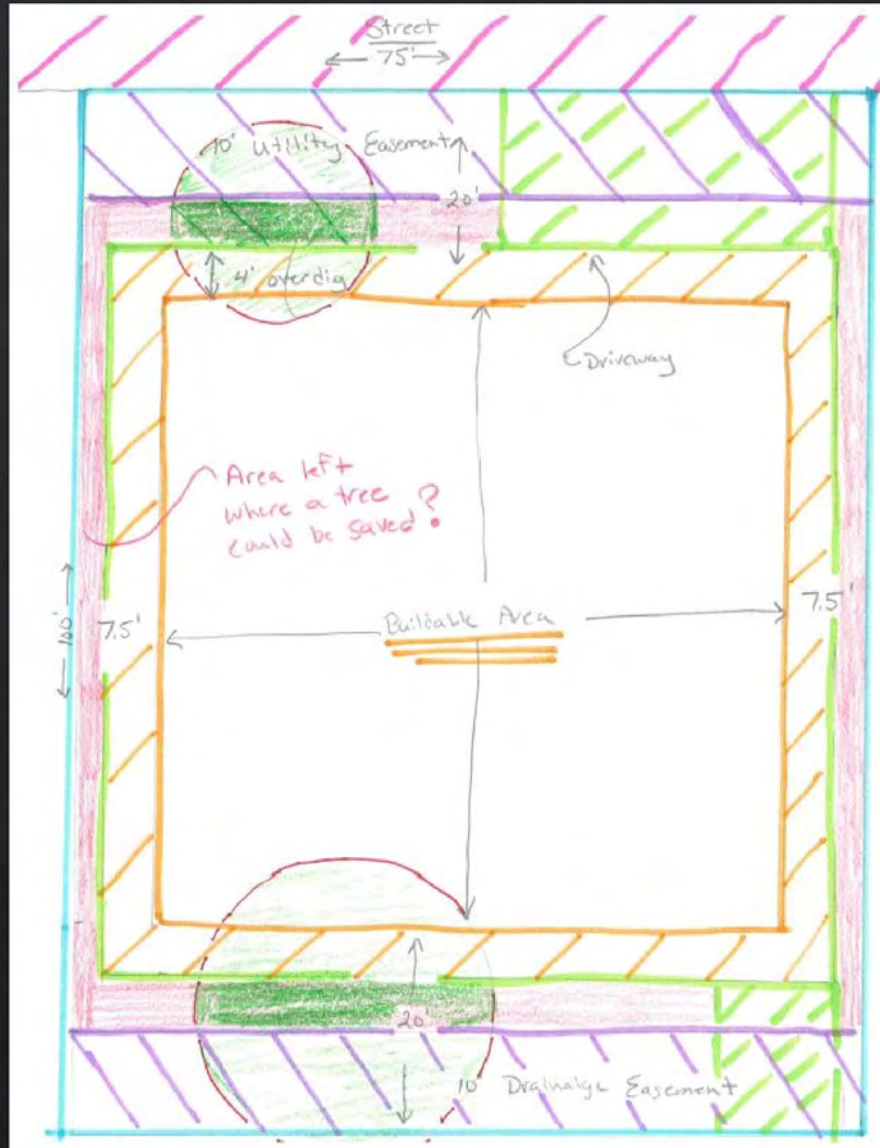


Storm and sewer

Home construction



No room for trees?



48° NORTH



Airport Avigation Easement is a non issue.

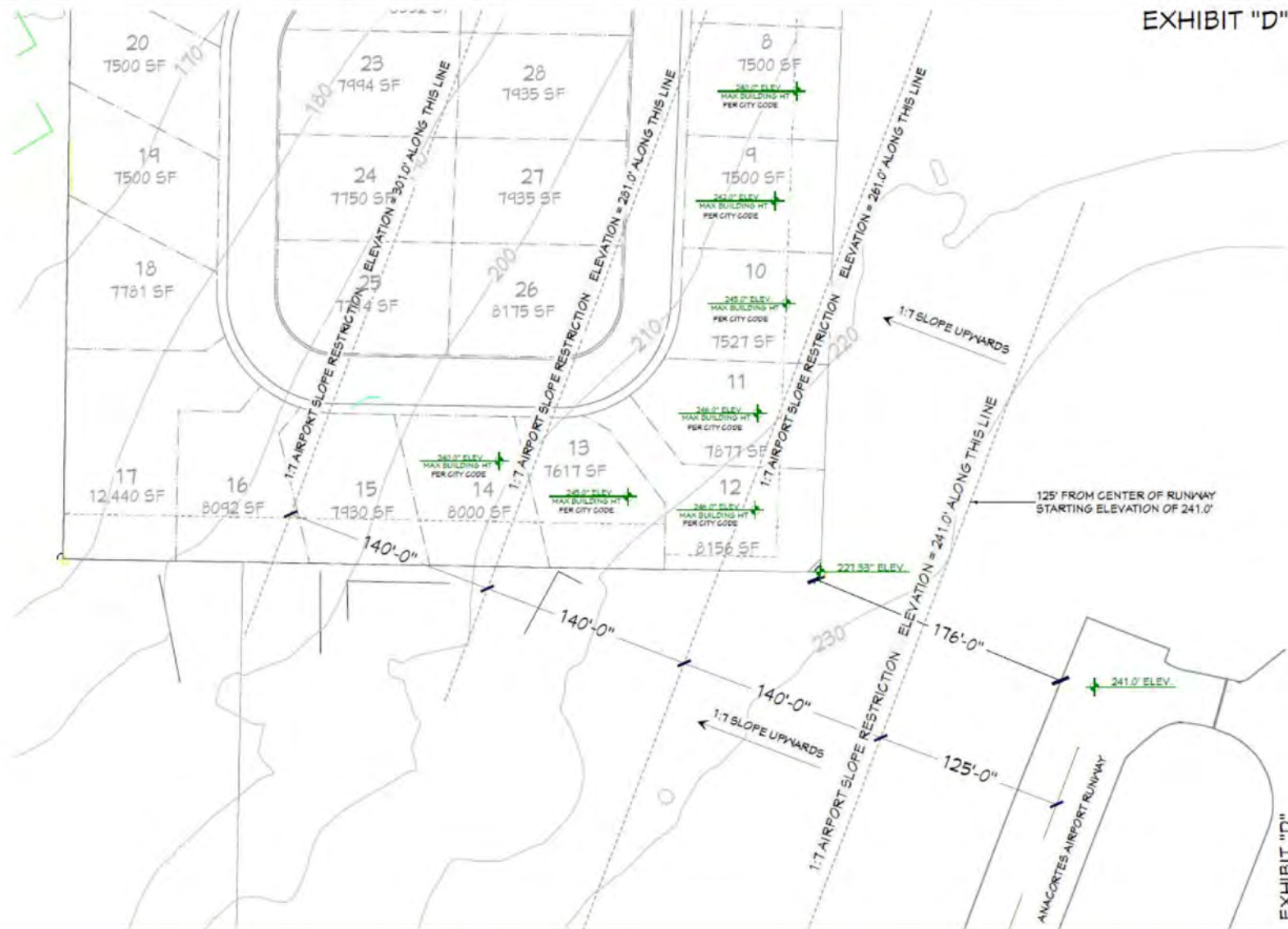


EXHIBIT "D"

EXHIBIT "D"

OWNER APPROVAL		PROJECT CLIENT INFO		BUILDING INFO			
45 NORTH BUILDING ELEVATIONS THIS DOCUMENT IS THE PROPERTY OF STRANDBERG DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STRANDBERG DESIGN.		PUD-2015-0003 40 North P.D., Jones Avenue Owner: 40 North On Island LLC Nels Strandberg		405 20th St ANCHORAGE, AK 99501 907-276-1811 www.strandbergdesign.com		1" = 60' 12-1-15	
DRAWN BY: _____ CHECKED BY: _____ DATE: _____							
SHEET NO. _____ TOTAL SHEETS _____							

48 North is below the Airport Runway

EXHIBIT "D"

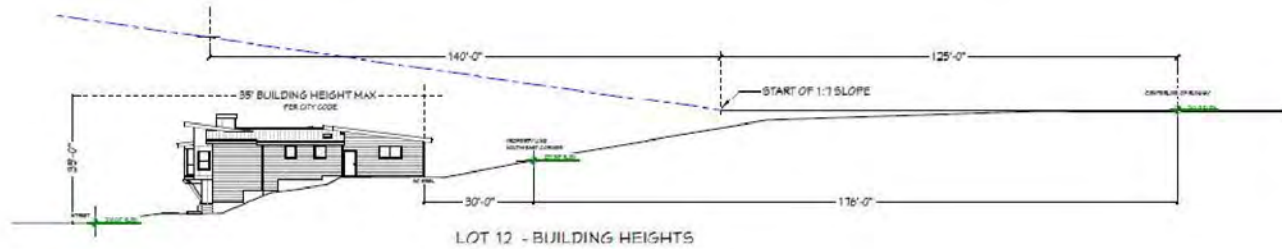
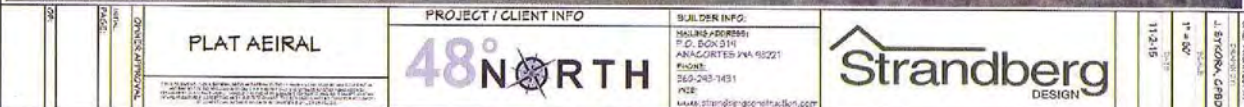
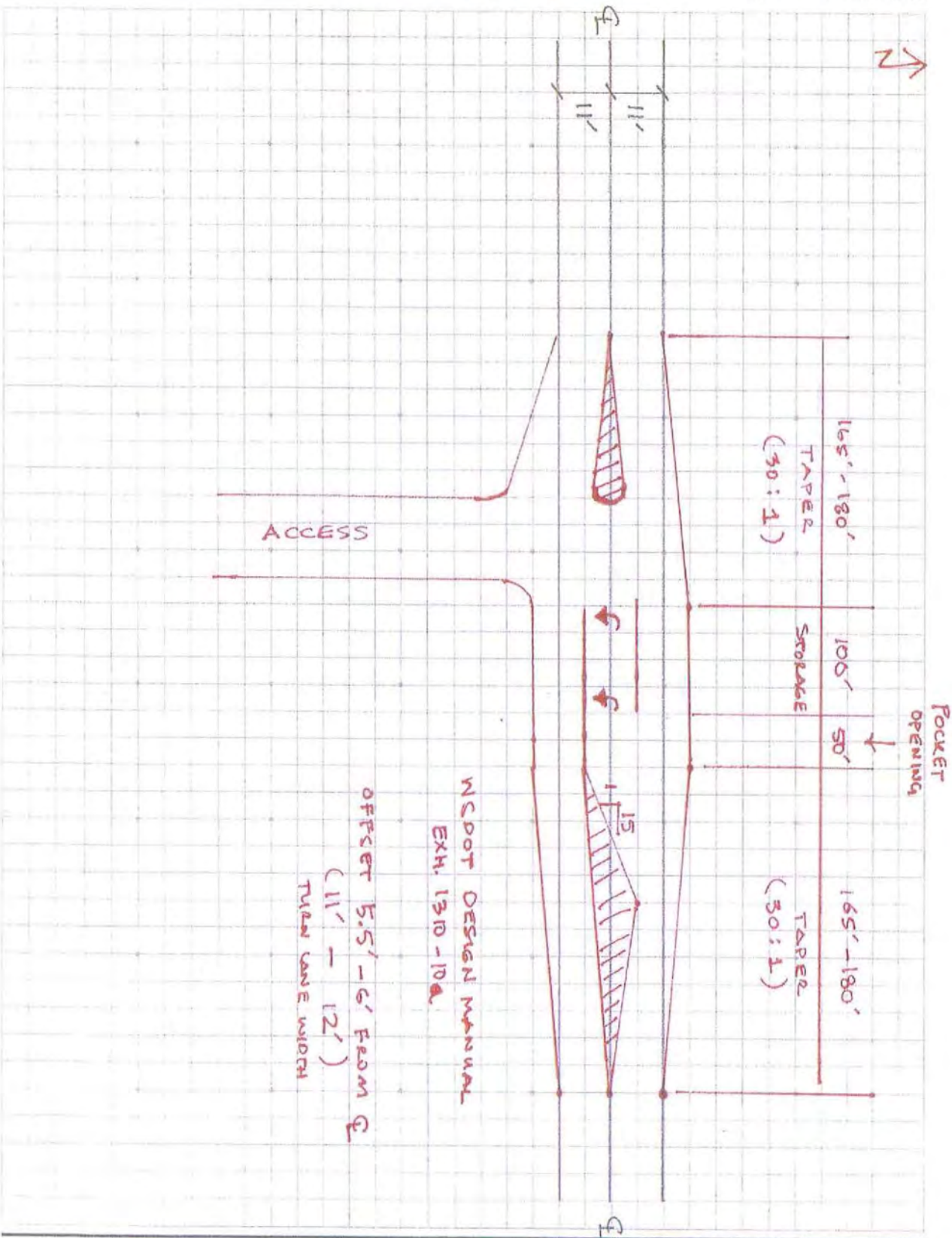


EXHIBIT "D"

48 NORTH BUILDING ELEVATIONS ARCHITECTURAL ELEVATIONS 1/2" = 1'-0" 12/1/18	PROJECT / CLIENT INFO PUB-2018-0003 48 North P.U.D., Colma Avenue Owner: 48 North On Fidelity Island LLC 48 North, Colma Avenue New York, NY 10013 PUB-2018-0003, PUA 03-221	SUBMITTAL INFO MANUFACTURED PUA 03-221, PUA 10-221 DATE: 12/1/18 SCALE: 1/2" = 1'-0" DRAWN BY: J. SYNOVA, CPBD	CHIEF ARCHITECT: J. SYNOVA, CPBD SCALE: 1/2" = 1'-0" DATE: 12/1/18
			CHIEF ARCHITECT: J. SYNOVA, CPBD SCALE: 1/2" = 1'-0" DATE: 12/1/18
			CHIEF ARCHITECT: J. SYNOVA, CPBD SCALE: 1/2" = 1'-0" DATE: 12/1/18
			CHIEF ARCHITECT: J. SYNOVA, CPBD SCALE: 1/2" = 1'-0" DATE: 12/1/18







Tree Preservation Plan

Date: August 2015
 Prepared for: Strandberg Custom Homes
 & Design
 Project: 48th North Project



Urban Forestry Services, Inc.
 15119 McLean Rd
 Mt. Vernon, WA 98273

Key

Tree Health Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites

Site Type

- Planting site
- Removal site
- Stump
- Tree

Tree Size

Diameter at 4.5 feet (Inches)

- 1 - 12
- 13 - 24
- 25 +

○ Critical Root Zone (ft)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 20 40 80 120 160 Feet

Street
← 75' →

↑
20'
↓

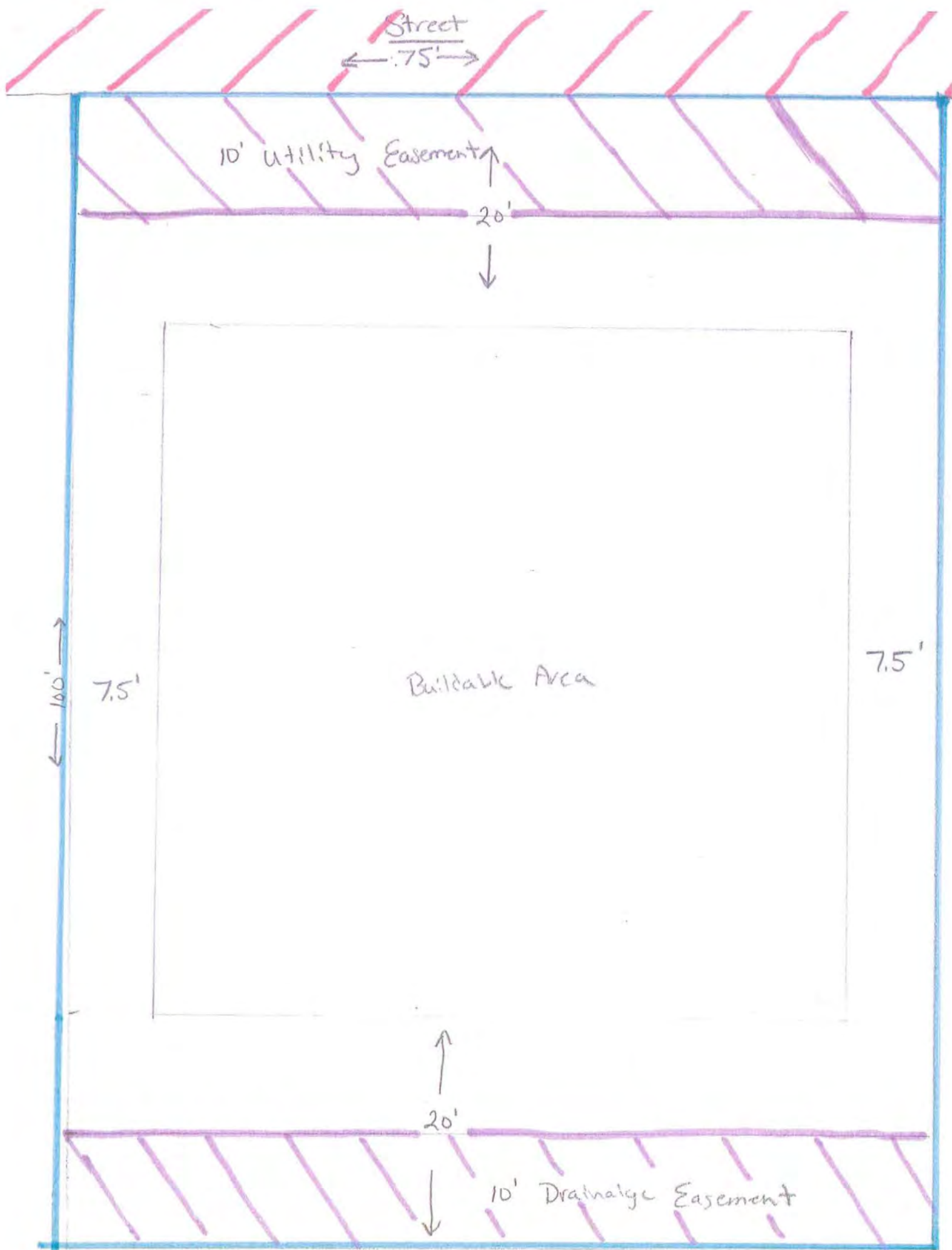
← 100' →

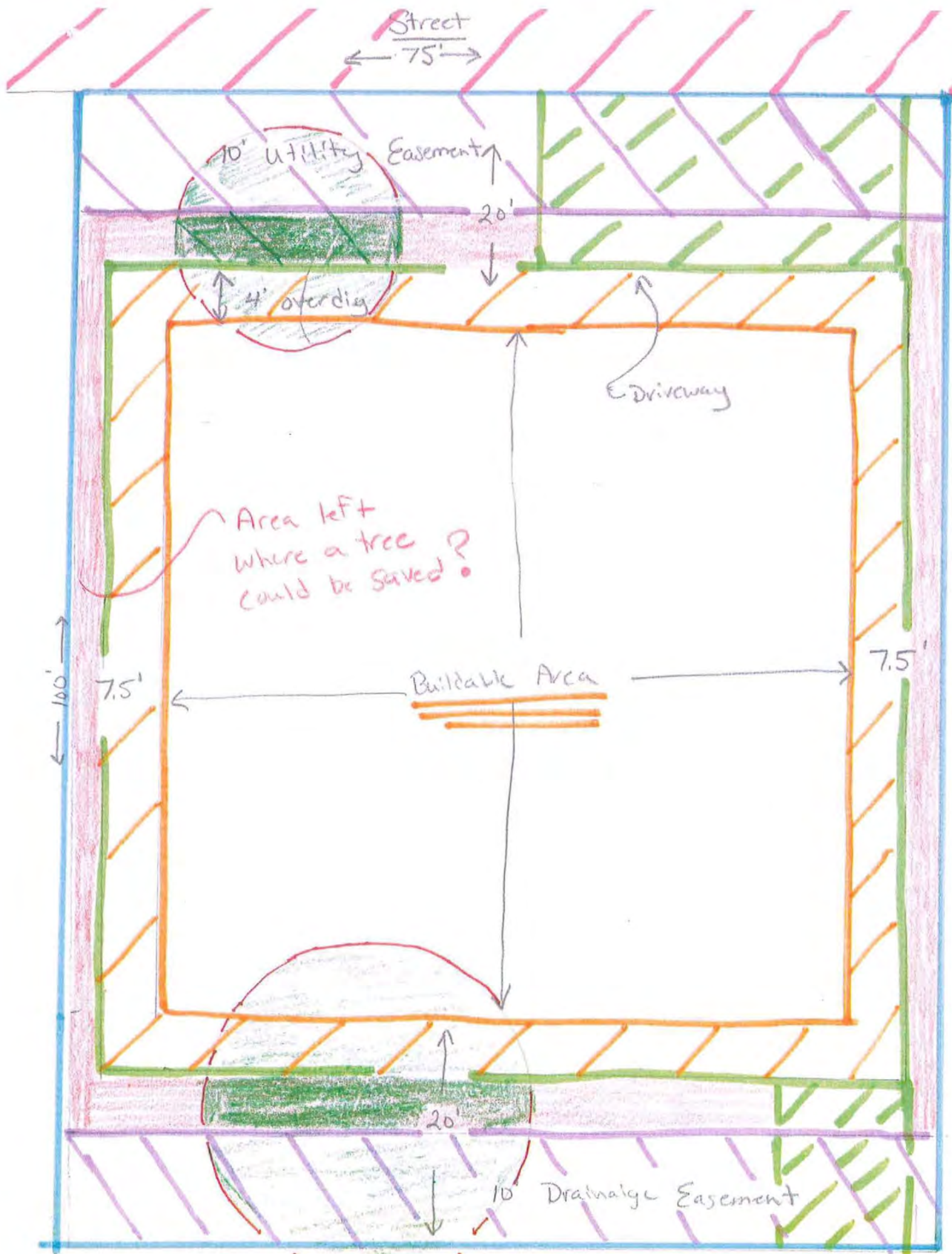
7.5'

Buildable Area

7.5'

↑
20'
↓





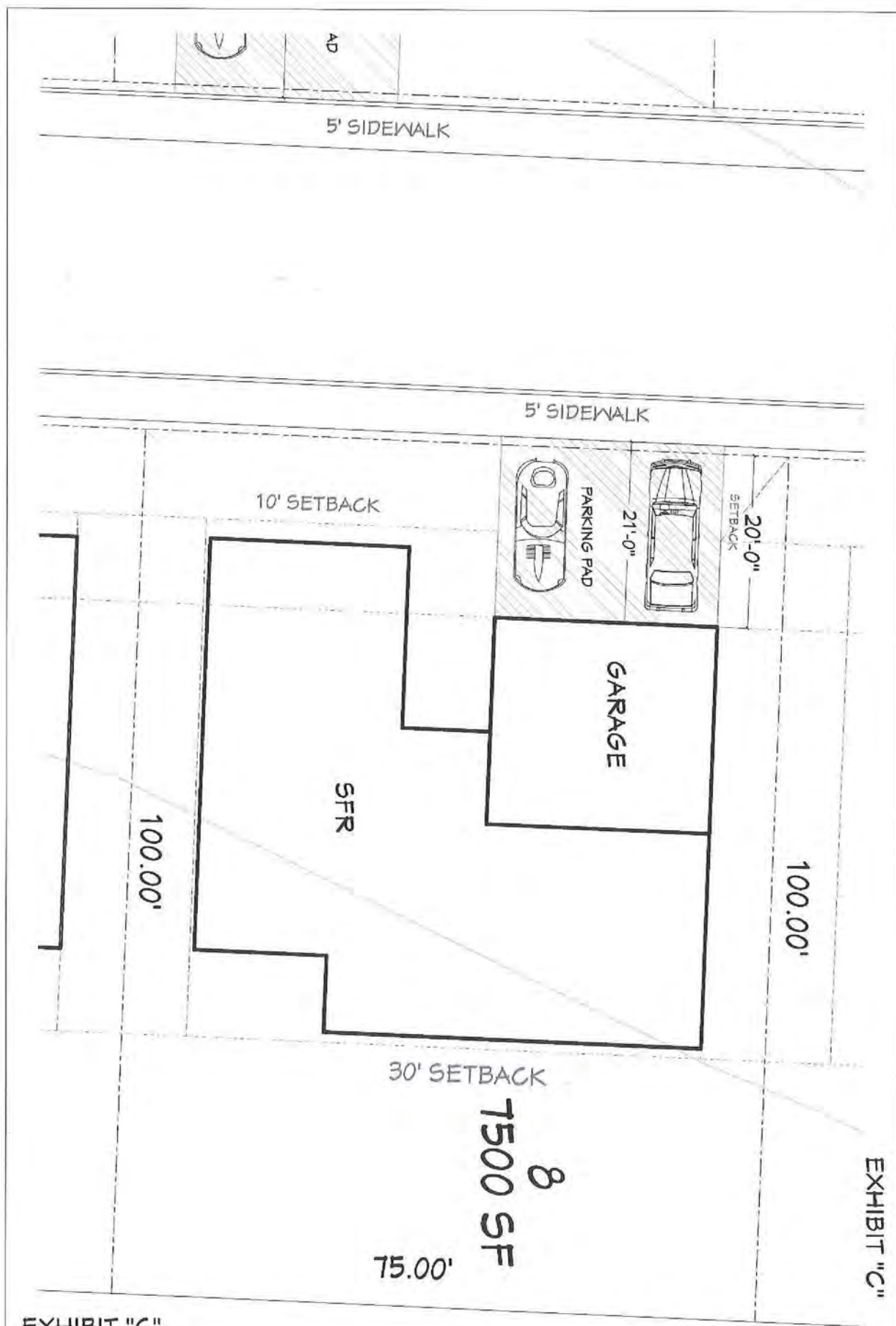
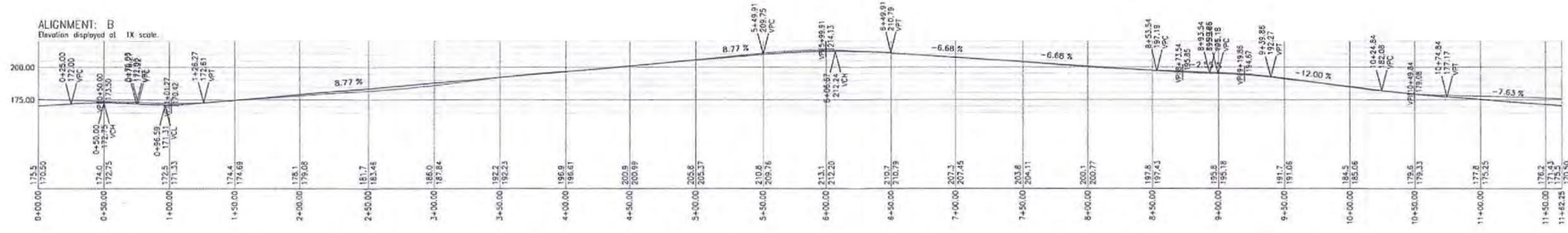
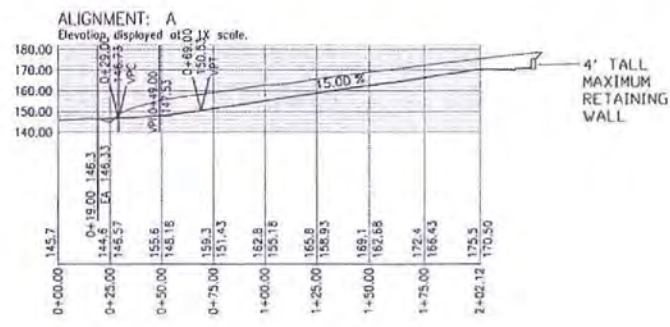


EXHIBIT "C"

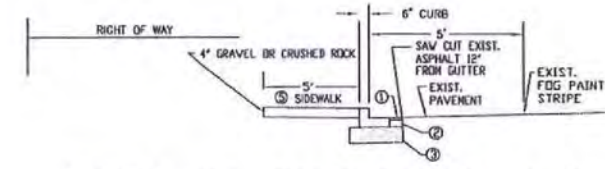
DATE: 12/7/19	48 NORTH EXAMPLE SITE PLAN	PROJECT / CLIENT INFO PUD-2015-0003 48 North P.U.D., Oakes Avenue Owner: 48 North On Fidalgo Island LLC, Nels Strandberg P.O. Box 319 Anacortes, WA 98221	BUILDER INFO: OWNER: 48 NORTH P.O. BOX 319 ANACORTES, WA 98221 PHONE: 360-242-1421 FAX: 360-242-1421 WWW.NELSTRANDBERGDESIGN.COM	Strandberg DESIGN	1" = 10' 12.7.19	12.7.19
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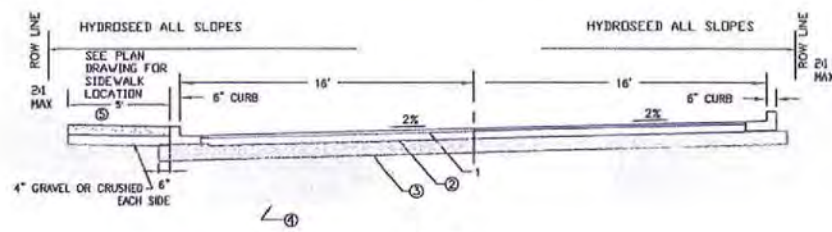
CIRCLE ROAD PROFILE
SCALE: 1"=40'



ENTRY ROAD PROFILE
SCALE: 1"=40'



OAKES AVE. ROAD SECTION C-C
N.T.S.



ASPHALT SECTION NOTES
(SECTION 5-05 AND SECTION 9 OF THE CURRENT PLANS AND SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.)

- 3" HMA - CL 1/2-INCH P66422 CONFORMING TO SECTION 5-04 OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 92% RICE DENSITY. WHERE PROPOSED ASPHALT ADJUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR-4000 OR EQUAL.
- 3" CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.0(3) OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING.

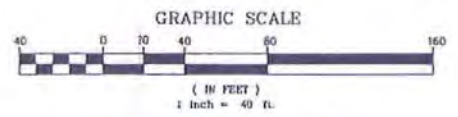
MINIMUM 6" GRAVEL BORROW PER SECTION 9-03.0 (1) OF THE CURRENT STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM ON 95% MAXIMUM DENSITY PER ASTM D-1557 TESTING. PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%. DEPENDS ON SOIL CONDITIONS AND MAY BE DEVIATED WITH NEW ENGINEERED CROSS-SECTION. SUBMIT PROTOCOL'S SIEVE TO CITY.

THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE CURRENT STANDARD SPECIFICATIONS.

5' WIDE X 4" THICK CONCRETE SIDEWALK.
5' WIDE X 6" THICK CONC. SIDEWALK AT DRIVEWAYS. PER CITY STANDARDS.

QUALITY PRODUCTS LIST.
MEET THE WSOT

COMPACTION TESTING IS REQUIRED OF ROAD SUBGRADE AND BALLAST PRIOR TO PLACEMENT OF CRUSHED SURFACING BY A CERTIFIED SOILS TESTING COMPANY AT A MINIMUM OF 3 RANDOM POINTS ALONG EACH CONTINUOUS SECTION OF ROAD IMPROVEMENT AND BELOW SIDEWALKS. SEE CITY TESTING SCHEDULE. CONTRACTOR IS TO PROVIDE A PROCTOR AND SIEVE ANALYSIS PRIOR TO ANY CONSTRUCTION STARTING.



January 20, 2016 PUD-2015-0003

REVISIONS	BY	DATE
HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98021 (360) 299-8804		
48 North P.U.D. Oakes Avenue Owner: 48 North on Fidalgo Island, LLC PO Box 319 Anacortes, WA 98221		
Preliminary Site Road Profiles		
SHEET NO.	C2	
REV.:		
JOB NO: 2015-53		
DATE: Oct. 2015		
SCALE: 1"=40'		
DRAWN: D. HERRIGSTAD		
CHECK: D. HERRIGSTAD		
SHEET 2 OF 2		



LANDSCAPE LEGEND			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.
	SWORD FERN	FOLYSTICHUM MUNITUM	25
	STRAWBERRY TREE	ARBUTUS UNEDO	2
	WAX MYRTLE	MYRICA CALIFORNICA	21
	FLOWERY PEAR	PYRUS CALLERYANA	22
	RED TWIG DOGWOODS	CORNUS SERICEA	50
	GREEN GIANT ARBORVITAE	THUJA STANDISHII	55
	JAPANESE MAPLE	ACER PALMATUM	3
	OREGON GRAPE	MAHONIA AQUIFOLIUM	80
	6' CEDAR FENCE		
	4' REDI-ROCK WALL		
	6' REDI-ROCK WALL		
	LAWN AREA		
	DECIDUOUS STREET TREE - FLOWERY PEAR	TO BE PLANTED W/ HOME PYRUS CALLERYANA	30
	CONIFER TREE		30
	EXISTING TREES TO BE RETAINED (REFER TO ARBORIST PRESERVATION REPORT)		56

TOTAL SITE AREA	313,500 SF
PROPOSED LANDSCAPE	
BUFFER AREAS	12,020 SF
PARK AREA	6,536 SF
TOTAL PARKS & BUFFER LANDSCAPING	18,556 SF
TYPICAL HOME LANDSCAPE AVG. (4,894 SF X 30)	146,820 SF
TOTAL LANDSCAPE AREA	165,376 SF
TOTAL PERCENTAGE OF LANDSCAPE AREA	53%
MINIMUM LANDSCAPE REQUIRED BY CODE	20%
TOTAL TREE CREDITS FROM RETAINED TREES	205
TREE'S TO BE PLANTED WITH PLAT	80
MINIMUM TREES TO BE PLANTED WITH HOMES	60
TOTAL TREE CREDITS	345
MINIMUM TREE CREDITS PER CODE	313

CHIEF ARCHITECT XT	
DRAWN BY	
J. SYKORA, CPBD	
SCALE	
1" = 70'	
DATE	
1-22-16	
PRINTED: 10/25/2016 10:45:21 AM	
BUILDER INFO:	PROJECT / CLIENT INFO
MAILING ADDRESS:	PUD-2015-0003
P.O. BOX 319	48 North P.U.D. / Oakes Avenue
ANACORTES, WA 98021	
PHONE:	Owner: 48 North On Fidalgo Island LLC.
360-293-7431	Nels Strandberg
EMAIL:	PO Box 319 Anacortes, WA 98021
www.strandbergconstruction.com	
48 NORTH LANDSCAPE PLAN	
OWNER APPROVAL	
INITIAL:	
PAGE:	
OF:	

EXHIBIT "D"



EXHIBIT "D"

CHIEF ARCHITECT XT	
DRAWN BY:	
J. SYKORA, CPBD	
SCALE	
1" = 60'	
DATE	
12-7-15	
PRINTED: 7/20/2015 10:47:21 AM	
Strandberg DESIGN	
BUILDER INFO:	
MAILING ADDRESS:	
P.O. BOX 315	
ANACORTES, WA 98221	
PHONE:	
360-285-1431	
FAX:	
www.strandbergconstruction.com	
PROJECT / CLIENT INFO	
PUD-2015-0003	
45 North P.U.D., Oakes Avenue	
Owner:	
48 North On Fidalgo Island LLC.	
Neils Strandberg	
P.O. Box 315 Anacortes, WA 98221	
48 NORTH BUILDING ELEVATIONS	
OWNER APPROVAL	
INITIAL:	
PAGE:	
OF:	

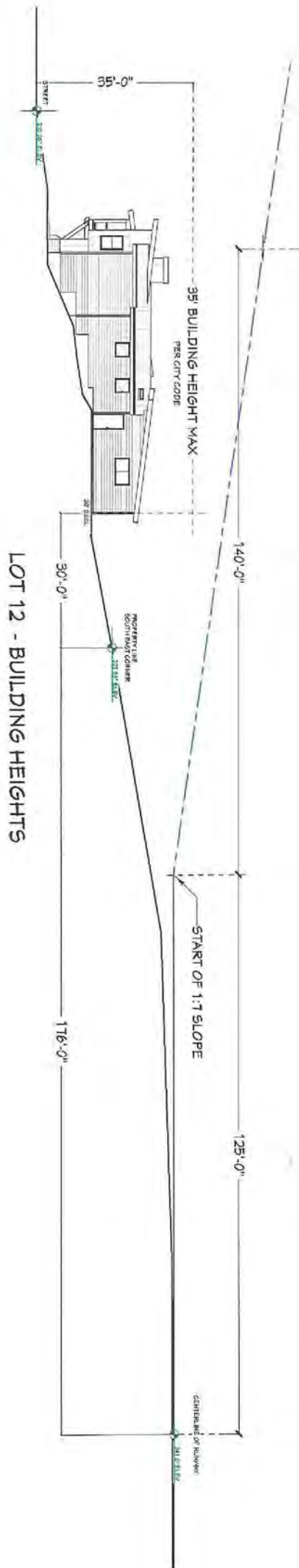


EXHIBIT "D"

DATE:	PAGE:	OWNER APPROVAL	48 NORTH BUILDING ELEVATIONS	THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ARCHITECT OR ARCHITECTURAL FIRM AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT OR ARCHITECTURAL FIRM DOES NOT WARRANT THE ACCURACY OF THE INFORMATION OR THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER DEFECTS THAT MAY BE CAUSED BY THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT OR ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY OTHER DEFECTS THAT MAY BE CAUSED BY THE CONSTRUCTION OF THE PROJECT.	PROJECT / CLIENT INFO	BUILDER INFO:		DATE: 12-7-15	SCALE: 1" = 30'	DRAWN BY: J. SYKORA, CPBD	CHECK ARCHITECT XT
					PUD-2015-0003 48 North P.U.D., Oakes Avenue Owner: 48 North On Fidalgo Island LLC. Nels Strandberg PO Box 319 Anacortes, WA 98221	MAILING ADDRESS: P.O. BOX 319 ANACORTES WA 98221 PHONE: 360-293-7431 WEB: www.strandbergconstruction.com					
PRINTED: Wednesday, January 27, 2016											

48 North

February 22, 2016

Don Measamer
Director of Planning and Community Development
City of Anacortes
PO Box 547
Anacortes WA 98221

Subject: 48 North

Dear Don,

Thank you for forwarding comments you received on my proposal 48 North, I will do my best to respond to those concerns.

Response to letter from Lisa Stultz 1/14/2016

On October 6th of last year, a few weeks after the informal neighborhood meeting I hosted at the Strandberg Construction office, I agreed to meet interested neighbors on site to discuss ways to mitigate 48 North's impacts on the property owners of Whidbey Court. I met most of the neighbors that live on Whidbey Court, and I believe Lisa Stultz or possibly her husband were present at the time. I spent some time explaining to the neighbors of Whidbey Court the trees we planned on keeping, and discussed the increase in rear yard setback I have proposed. Most if not all attending the meeting seemed okay with those proposals. I also volunteered that I would be willing to either plant a hedge or build a 6-7ft tall cedar fence to further help buffer impacts from 48 North. Although, we did not take a formal vote, I heard that everyone would prefer a fence. We then updated our application with the proposed fence. I did hear and I am sympathetic to the Stultz's concerns as their home is very close to property line, I would estimate about 10ft. **I would propose the city require the proposed lot 15 of 48 North (adjacent to Stultz) be height restricted to 25 from the high point on the property (NE corner).** Mrs. Stultz also requested that the lot sizes be increased, I have not taken the time to study lot sizes in all surrounding neighborhoods, but I do know for a fact all residentially zoned property in all directions is zoned "Residential II" (R2). We are asking for no variance in density or minimum lot sizes per the underlying zoning. Due to the fact we are meeting zoning requirements, I cannot increase lot sizes as she requests, although I have considered waiting a few more months for the Comprehensive Plan to pass and increase density and reduce my lot size, however at this time I'm okay with the R2 zoning that exists.

Response to letter from Mark Wray 1/22/16

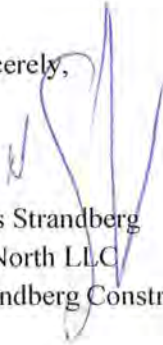
We appreciate Mr. Wray's concerns over traffic and safety along Oakes Avenue. Very early in the planning process we hired TSI a traffic engineer (report is part of the record) to determine whether a turn lane and / or how safety concerns could be mitigated. The report actually states that the level of traffic at 48 North

48 North

does not warrant a turn lane, this is a quantitative calculation based on WSDOT requirements. Despite being below minimums, we are willingly proposing a turn lane at great expense, we do this only because we believe it is the right thing to do for travelers on Oakes Avenue and new owners at 48 North. We are also widening the road to the SE, as there is no ROW on the West side of the road. In addition, we are adding sidewalks not just along the frontage of 48 North, but also farther west. My proposal is the speed limit be reduced from 40 to 30 mph, the city staff, and our preliminary meeting with WSDOT support this proposal. 48 North has more than adequate sight distances and all the modern improvements required by both the City and WSDOT. Intersections are inherently dangerous, but I believe the proposals we have made will make the 48 North intersection safe or safer as the others along Oakes Avenue for both pedestrian and vehicles.

Mr. Wray may not be fully aware but we are NOT proposing a reduction in the width of a standard city street. Per COA standards, a standard full width city street is 32ft inside curb to inside of curb. That is exactly what we are proposing, the only exception we are proposing is a sidewalk on only one side of the road.

Sincerely,



Nels Strandberg
48 North LLC
Strandberg Construction, Inc.

EXHIBIT #13:

PLANNING DEPARTMENT PRESENTATION TO PLANNING COMMISSION



PLANNING COMMISSION

Open-Record Public Hearing

February 24, 2016, @ 6:00 PM with 3:00 PM Site Visit

By: Kevin Cricchio, AICP, Associate Planner

PUD-2015-0003:

SUBJECT PROPOSAL:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), Code Modifications, Right-of-Way Dedication, and SEPA environmental review to create 30 lots and 1 community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area.

SUBJECT PARCEL:

Parcel #: P31681

MODIFICATIONS PROPOSED:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. For lots 3-17, the following modification is requested: A reduction of the R2 Zoning District's front yard setback of 20 feet to 10 feet. The rear setback would be increased however from the 20 foot required setback to 30 feet. The garage however would still be setback 20 feet from the front property line.

PUD-2015-0003:

MODIFICATIONS PROPOSED CONTINUED:

2. All other lots besides 3-17 would be required to meet the R2 Zoning District setback requirements.
3. The applicant also has requested a narrower Right-of-Way. Typically the city would require a fifty (50) foot ROW with curb, gutter, and sidewalk on both sides of the road. The applicant however requests a forty (40) foot ROW with a sidewalk only one side of the road.
4. The applicant also is proposing a modification to the R2 Zoning District's lot coverage which is thirty-five (35) percent. The applicant however proposes a 37.5% lot coverage.
5. The applicant proposes a deviation to the 12% city standard for maximum road grade. The applicant has requested a maximum road grade of 15% at the entrance (only) to the subject plat and PUD.
6. The applicant proposes that Oakes Avenue's speed rate be changed from 40 MPH to 30 MPH.

PUD-2015-0003:

PROJECT LOCATION:

The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court and is located in a portion of Section 22; Township 35 North; Range 01 East; Willamette Meridian

APPLICANT /AGENT:

48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

LANDOWNER:

Richardson Revocable Living Trust
Richardson Martha Beneva Trustee
23716 Strathern Street
West Hills, CA 91304

PROJECT ENGINEER & SURVEYOR:

Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

PUD-2015-0003:

EXISTING LAND USE:

Vacant & unimproved land

ZONING DISTRICT:

Residential (R2) Zoning District

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Land Uses:
North:	Commercial Marine (CM)	Single-Family Residences
South:	Residential (R2)	Single-Family Residences
East:	Aviation (AZ)	Port of Anacortes' Airport
West:	Residential (R2) & Commercial Marine (CM)	Single-Family Residences

PUD-2015-0003:

R2 MINIMUM LOT SIZE:

- 7,500 Square Feet Required
- The applicant's 30 residential lots would range from 7,500 to 12,400 square feet in area.
- 6,750 Square Foot Park Area Proposed

R2 MAXIMUM PERMITTED DENSITY:

- Four (4) Dwelling Units Per Gross Acre

SITE AREA:

- Net area = 7.20 acres (313,632 square feet)
- Gross area = 7.48 acres which includes ½ abutting ROW (325,829 square feet)

PUD-2015-0003:

DENSITY CALCULATION:

- The site is 7.48 Gross Acres which includes ½ the abutting right-of-way.
- The maximum permitted density in the R2 Zone is 4 Dwelling Units per Acre.
- 7.48 Gross Acres Multiplied by 4 Dwelling Units Permit Acres = 29.92 Lots
(Rounded up to the 30) are Permitted
- 30 Lots are proposed by the applicant plus 1 Community Park are proposed.

PUD-2015-0003:

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated August 12, 2015. According to this report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Accordingly, the applicant will plant 108 trees onsite

PUD-2015-0003:

TRANSPORTATION:

A traffic study was prepared by Traffic Solutions, Inc. (TSI) on October 12, 2015. The traffic study evaluated current conditions, future conditions, and anticipated impacts that the 48 North plat /PUD may have on the site and vicinity. TSI's report concluded that there that the project did not meet the threshold for requiring a turn lane off of State Route Twenty (SR20) /Oakes Avenue into the project's internal roadway providing ingress/egress to the 30 residential lots. Nonetheless, the applicant is proposing a left turn lane from SR20 /Oakes Avenue into the subject subdivision thereby improving traffic wait times, cars stacked up waiting to turn into the project, and vehicular /pedestrian safety.

PUD-2015-0003:

WETLANDS:

On June 10, 2015, Aqua-Terr Systems, Inc. (ATSI) performed a reconnaissance level review for the presence or absence of critical areas on the subject property. According to their critical area letter dated June 23, 2015, no regulated critical areas were located on the subject property. Additionally, according to ATSI's letter dated January 22, 2016, no regulated wetlands are located within 300 feet of the subject property.

PRIORITY HABITAT & SPECIES (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property except that a Bald Eagle nesting site may be located within approximately 500 plus feet to the northwest of the site. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject proposal and no comment was received.

PUD-2015-0003:

CULTURAL RESOURCES:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comments were received.

GEOLOGICALLY HAZARDOUS AREAS:

Following a geological site reconnaissance, GeoEngineers prepared a Geological Hazard Assessment dated July 21, 2015. According to this report, no Geological Hazardous Areas are located on the subject property.

PUD-2015-0003:

BACKGROUND:

1. At 5:30 PM on September 15, 2015, a neighborhood meeting was conducted at the Strandberg Construction Office concerning the proposed development prior to submittal. Neighboring landowners were mailed invitations to this meeting.
2. On December 08, 2015, the applicant submitted the subject applications to the City of Anacortes for review.
3. On January 4, 2016, the subject application was deemed complete and a few additional revisions/material were also requested.
4. On January 28, 2016, the applicant resubmitted application material as was requested in the Letter of Completeness.

PUD-2015-0003:

NOTICING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on January 13, 2016.
2. Notice was also posted on the subject property in three (3) different locations on January 05, 2016.
3. Notice was posted at city hall, the library, the local USPS office, and on the city’s website on December 23, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on January 04, 2016.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on January 04, 2016.
6. Notice of application & hearing with optional SEPA DNS and associated application material was emailed to Department of Ecology on January 04, 2016, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **January 27, 2016.**

PUD-2015-0003:

SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. Notice of application and hearing with optional SEPA DNS was published, mailed to property owners within 300 feet of the subject property, and posted onsite as discussed above pursuant to AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on January 04, 2016, for posting on to the SEPA register.
4. On February 17, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on February 17, 2016.

PUD-2015-0003:

PUBLIC COMMENTS:

Written public comments received can be found in **Exhibit 3** of the staff report.

DEPARTMENT & AGENCIES OF JURISDICTION COMMENTS:

Comments received from both agencies and departments of jurisdiction can be found in **Exhibit 4** of the staff report.

STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject preliminary plat, preliminary PUD, code modification, & ROW dedication subject to the staff suggested conditions of approval.

PUD-2015-0003:

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Public Comments Received
Exhibit #4	Department /Agency Comments Received
Exhibit #5	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #6	Issued SEPA MDNS
Exhibit #7	Wetland Report
Exhibit #8	Geotechnical Report
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Landscape Plan
Exhibit #11	Plat & PUD Site Plan

PUD-2015-0003:

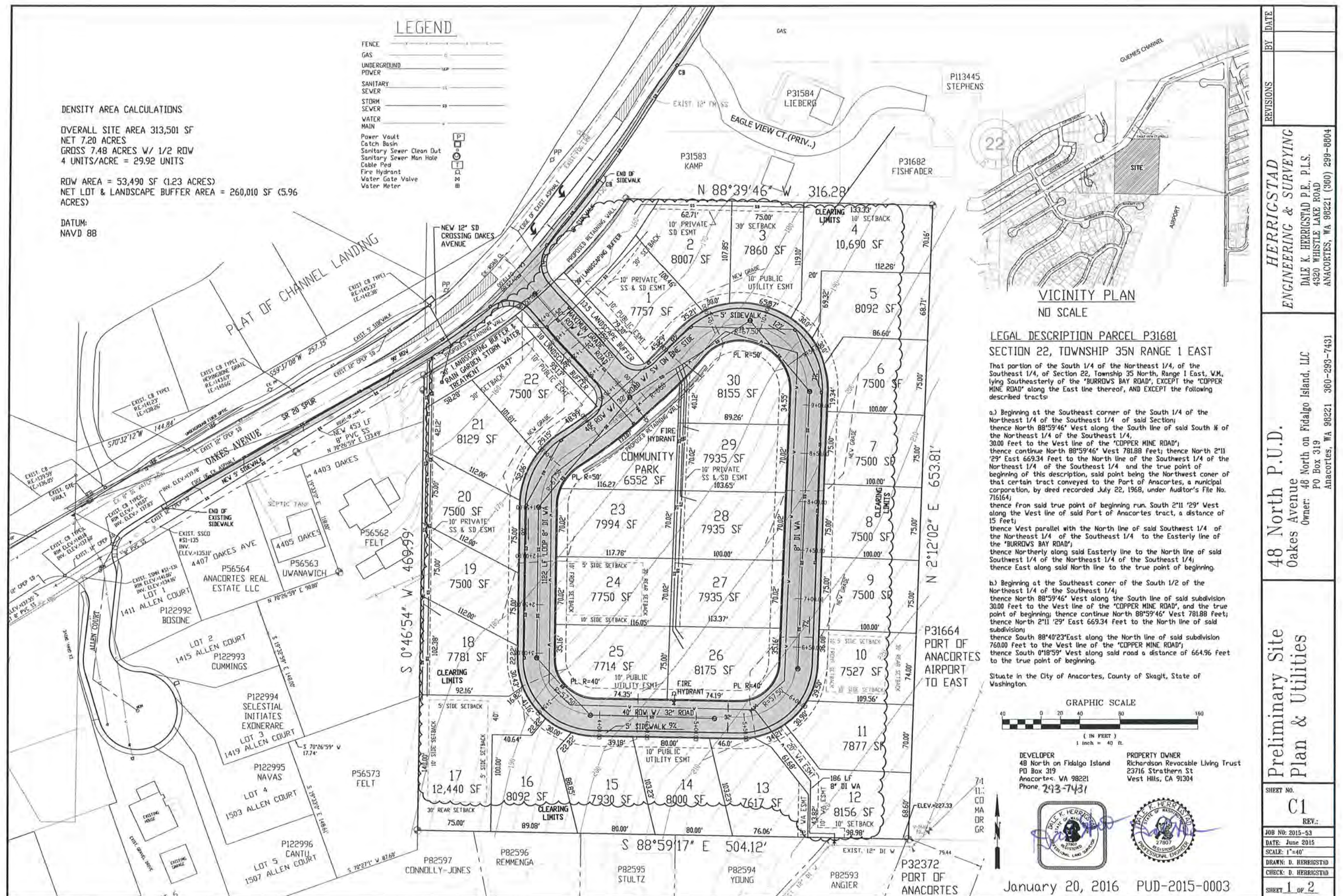


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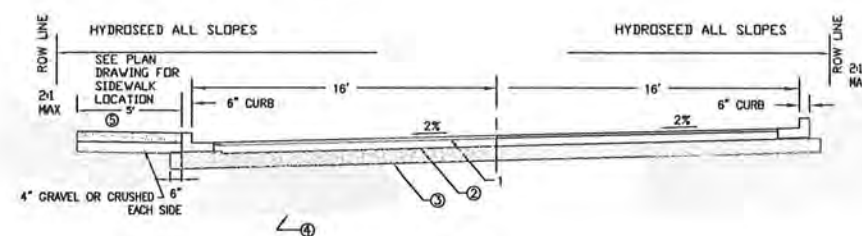
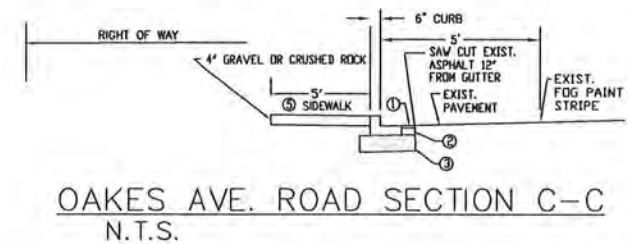
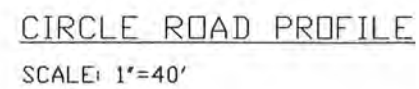


PUD-2015-0003:





SHEET NO. C1 REV.:		Preliminary Site Plan & Utilities		48 North P.U.D. Oakes Avenue Owner: 48 North on Fidalgo Island, LLC PO Box 319 Anacortes, WA 98221 360-293-7431		HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8604		REVISIONS	BY	DATE
JOB NO: 2015-53 DATE: June 2015 SCALE: 1"=40' DRAWN: D. HERRIGSTAD CHECK: D. HERRIGSTAD		SHEET 1 OF 2								



ASPHALT SECTION NOTES

SECTION 5-05 AND SECTION 9 OF THE CURRENT PLANS AND SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.

- 1) 3" HMA - CL 1/2-INCH P66422 CONFORMING TO SECTION 5-04 OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% RICE DENSITY, WHERE PAVING ASPHALT OVER EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR-4000 OR EQUAL.
- 2) 3" CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.03 (1) OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING.

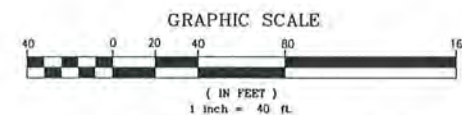
MINIMUM 8" GRAVEL BORROW PER SECTION 9-03.03 (1) OF THE CURRENT STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 TESTING. PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5% DEPENDS ON SOIL CONDITIONS AND MAY BE DEVIATED WITH NEW ENGINEERED CROSS-SECTION. SUBMIT PROTOCOL'S SIEVE TO CITY.

THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE CURRENT STANDARD SPECIFICATIONS.

5' WIDE X 4" THICK CONCRETE SIDEWALK.
5' WIDE X 6" THICK CONC. SIDEWALK AT DRIVEWAYS. PER CITY STANDARDS.

QUALITY PRODUCTS LIST.

COMPACTION TESTING IS REQUIRED OF ROAD SUBGRADE AND BALLAST PRIOR TO PLACEMENT OF CROWN SURFACING BY A CERTIFIED SOILS TESTING COMPANY AT A MINIMUM OF 5 RANDOM POINTS ALONG EACH CONTINUOUS SECTION OF ROAD. IMPROVEMENT AND FLOE SIDEWALKS - SEE CITY TESTING SCHEDULE. CONTRACTOR IS TO PROVIDE A PROCTOR AND SIEVE ANALYSIS PRIOR TO ANY CONSTRUCTION STARTING.



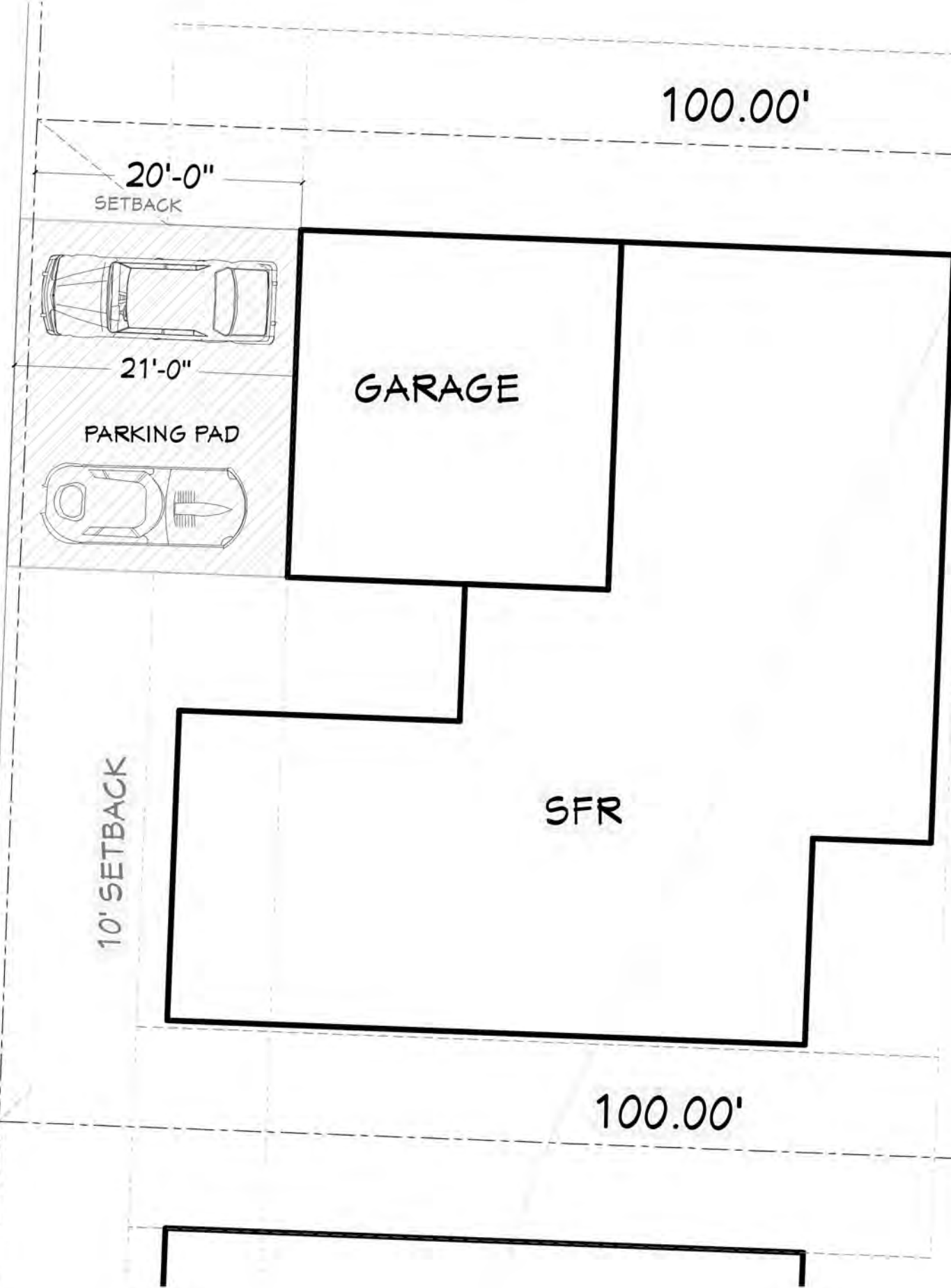
January 20, 2016 PUD-2015-0003

SHEET NO. C2		PRELIMINARY SITE ROAD PROFILES		48 North P.U.D. Oakes Avenue Owner: 48 North on Fidalgo Island, LLC PO Box 319 Anacortes, WA 98221		HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 290-8804		REVISIONS	BY	DATE
JOB NO: 2015-53 DATE: Oct. 2015 SCALE: 1"=40' DRAWN: D. HERRIGSTAD CHECK: D. HERRIGSTAD		REV.:		SHEET <u>2</u> OF <u>2</u>						



5' SIDEWALK

5' SIDEWALK



30' SETBACK

8
7500 SF
75.00'

EXHIBIT "C"

EXHIBIT "C"

CHIEF ARCHITECT X7 DRAWN BY J. SYKORA, CPBD		PROJECT / CLIENT INFO PUD-2015-0003 48 North P.U.D., Oakes Avenue Owner: 48 North On Fidalgo Island LLC. Neils Strandberg PO Box 319 Anacortes, WA 98221		BUILDER INFO: MAILING ADDRESS: P.O. BOX 319 ANACORTES WA 98221 PHONE: 360-285-7431 WEB: www.strandbergconstruction.com	
SCALE 1" = 10'		OWNER APPROVAL INITIAL: PAGE: OF:		48 NORTH EXAMPLE SITE PLAN THIS INFORMATION IS NOT A CONTRACT. IT IS A PRELIMINARY DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
DATE 12-7-15		PRINTED: Wednesday, January 21, 2016		Strandberg DESIGN	

EXHIBIT "D"



CHIEF ARCHITECT XT DRAWN BY J. SYKORA, CPBD	
SCALE 1" = 60'	
DATE 12-7-15	
PRINTED: Wednesday, January 21, 2016	
Strandberg DESIGN	
BUILDER INFO: MAILING ADDRESS: P.O. BOX 319 ANACORTES, WA 98221 PHONE: 360-245-7431 WEB: www.strandbergconstruction.com	
PROJECT / CLIENT INFO PUD-2015-0003 48 North P.U.D., .Oakes Avenue Owner: 48 North On Fidalgo Island LLC. Neil Strandberg P.O. Box 319 Anacortes, WA 98221	OWNER APPROVAL INITIAL: PAGE: OF:

EXHIBIT "D"

EXHIBIT "D"

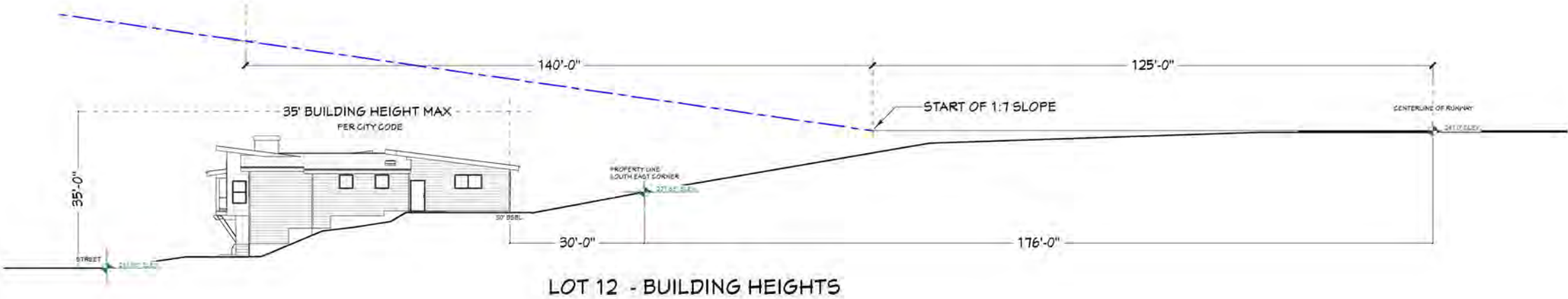


EXHIBIT "D"

CHIEF ARCHITECT X7		J. SYKORA, CPBD	
1" = 30'		12-7-15	
Strandberg DESIGN		BUILDER INFO:	
MAILING ADDRESS:		P.O. BOX 319	
ANACORTES WA 98221		PHONE:	
360-285-7431		WEB:	
www.strandbergconstruction.com		PROJECT / CLIENT INFO	
PUD-2015-0003		48 North P.U.D. ,Oakes Avenue	
Owner:		48 North On Fidalgo Island LLC.	
Nels Strandberg		P.O. Box 319 Anacortes, WA 98221	
OWNER APPROVAL		48 NORTH BUILDING ELEVATIONS	
INITIAL:		PAGE:	
OF:		FILE	



PLANNING COMMISSION

Open-Record Public Hearing

February 24, 2016, @ 6:00 PM with 3:00 PM Site Visit

By: Steve Lange, Project Manager, Public Works Department

100



Roadway and Pedestrian Circulation and Connectivity

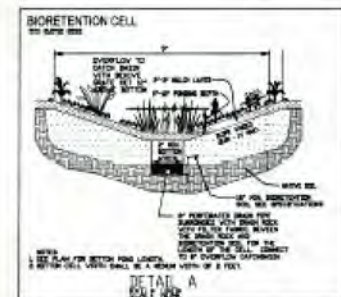
AMC. 16.20.060



- #13: Roads and pedestrian pathways (Sidewalks, Trails, etc.) shall, where it is reasonable and practicable, be constructed to connect to adjacent properties, roads, pedestrian pathways; where adjacent properties are undeveloped, provide for future connections of roads and pedestrian pathways.
- Connecting to Allen Court and extending to the furthest property boundary.
- Bike\Ped Plan – Anacopper Road
- Future Roundabout at Edwards Way\Glasgow Way and Oakes Avenue (Not defined schedule)
- Possible future crosswalk with pedestrian flashers (Similar to the R Avenue crosswalk)



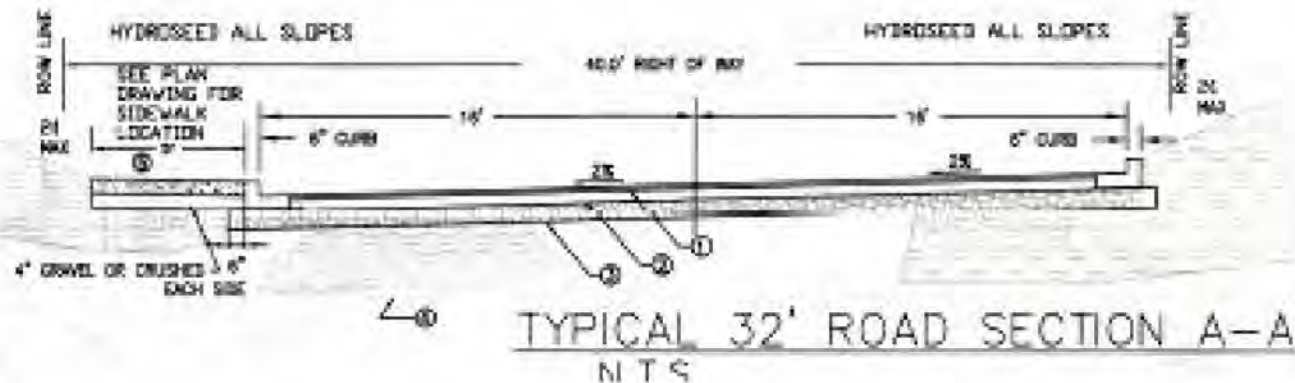
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Streets: Internal Facts and Finding 17W



- Public Works supports the narrower Right-of-Way Width of 40-feet. (Highlands Subdivision – curvy and traffic calming).
- Public Works supports the proposed 32-foot wide road (Orchards Planned Unit Development), but recommends a 28-foot wide road width (Highlands Planned Unit Development).
- Public Works supports the 12% maximum grade as required under the Anacortes Municipal Code. Example of a 15% grade is Anacopper Mine Road off of Oakes Avenue.
- Public Works supports the 5-foot wide sidewalk on one side. (Orchards Planned Unit Development)



Streets: External Facts and Finding 17R and 17X

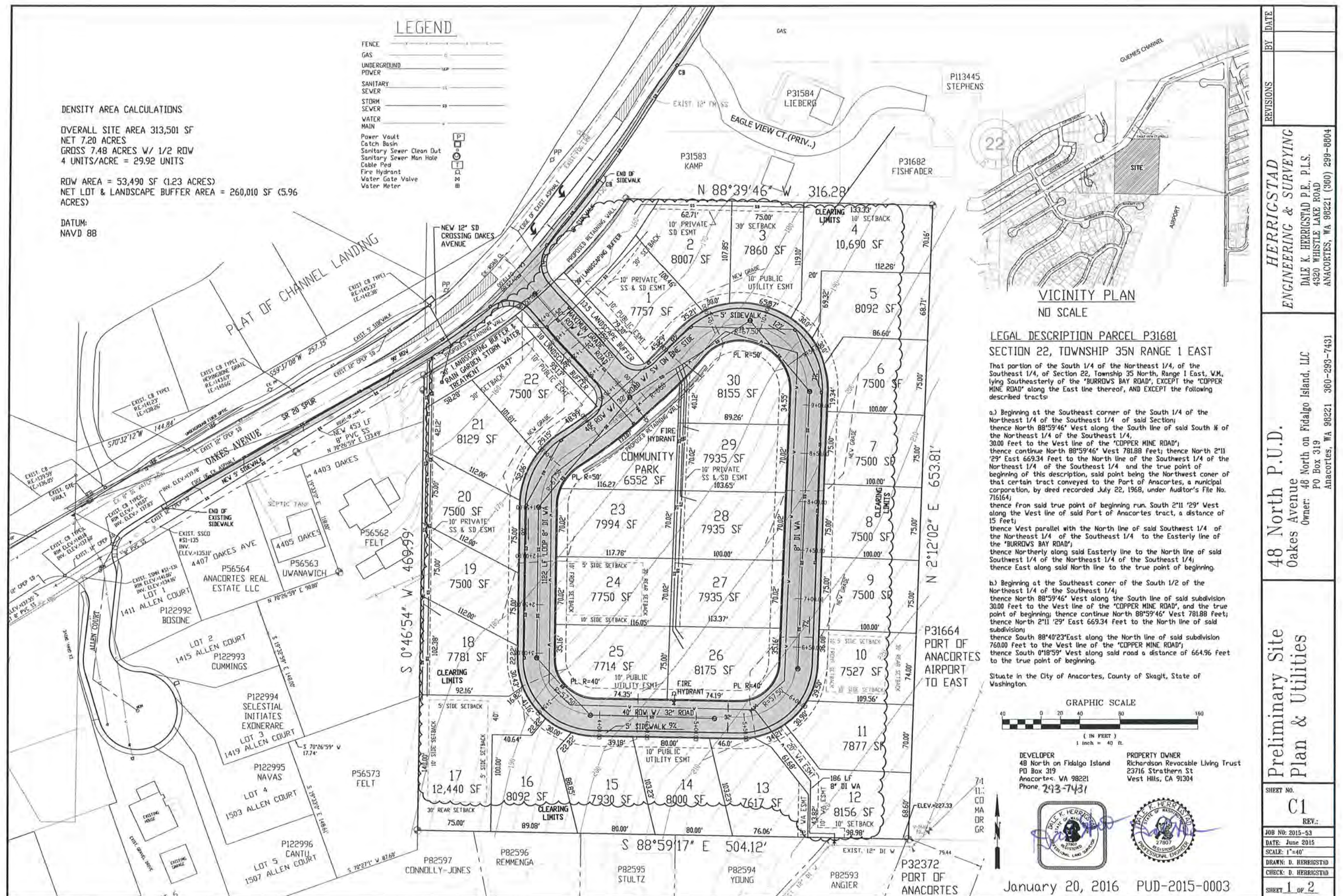


- Provisions shall be made to accommodate for a Public Transit stop along Oakes Avenue. The Developer shall work with the Planners from Skagit Transit to determine a location.
- An appropriately designed left hand turn lane and related transitions shall be designed and constructed to meet the requirements of the Washington State Department of Transportation and the City of Anacortes Public Works Department.
- Public Works Department supports the proposed 30 MPH change from 40 MPH as requested by the Developer. The revised speed limit change will need to be approved and implemented by the Washington State Department of Transportation. The current speed limit is posted 40 MPH and the improvements should be designed accordingly.
- Cement Concrete Traffic Curb and Gutter with a 5-foot minimum sidewalk shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- Due to the inconsistency of the asphalt edge along Oakes Avenue, the project will need to pave a minimum of 8-feet to obtain slope from the existing asphalt to the new curb as determined by the City of Anacortes and the Engineer of Record.

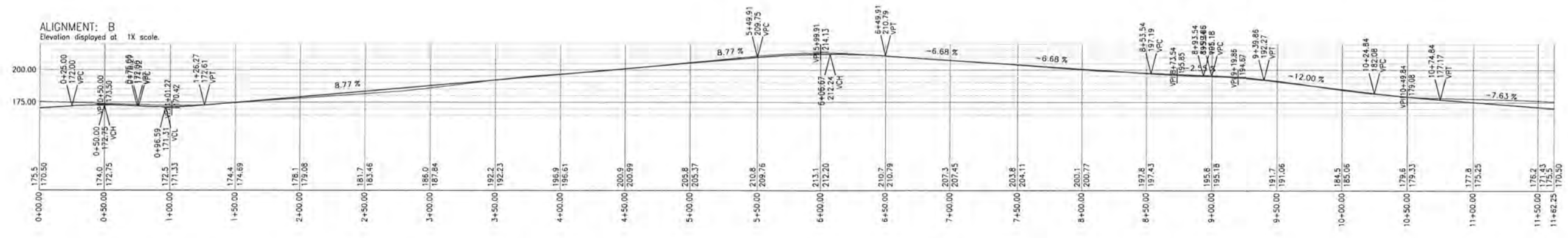


EXHIBIT #14:

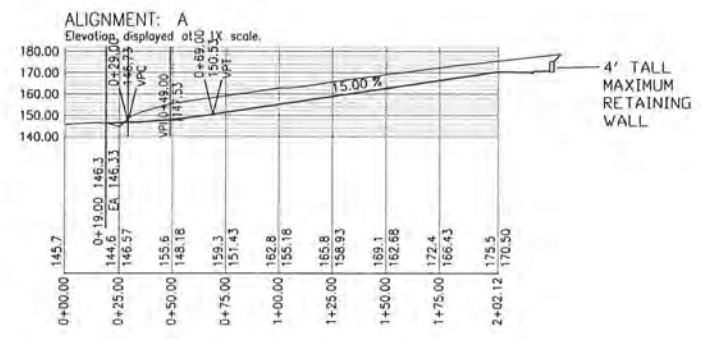
PLAT & PUD SITE PLAN



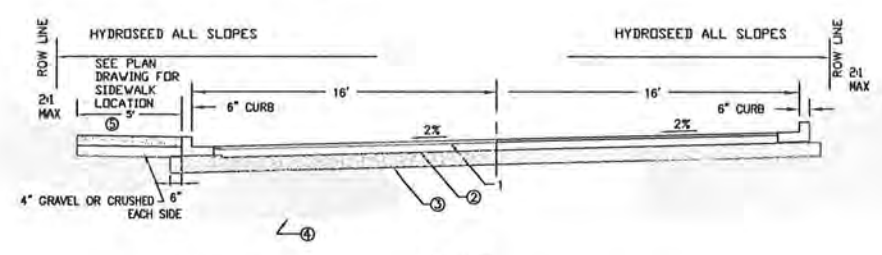
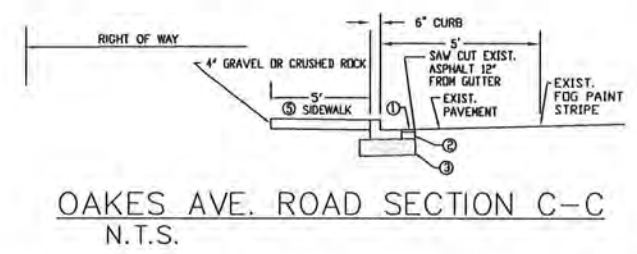
SHEET NO. C1 REV.:		Preliminary Site Plan & Utilities		48 North P.U.D. Oakes Avenue Owner: 48 North on Fidalgo Island, LLC PO Box 319 Anacortes, WA 98221 360-293-7431		HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804		REVISIONS	BY	DATE
JOB NO: 2015-53 DATE: June 2015 SCALE: 1"=40' DRAWN: D. HERRIGSTAD CHECK: D. HERRIGSTAD		SHEET 1 OF 2								



CIRCLE ROAD PROFILE
SCALE: 1"=40'



ENTRY ROAD PROFILE
SCALE: 1"=40'



ASPHALT SECTION NOTES
(SECTION 5-05 AND SECTION 9 OF THE CURRENT PLANS AND SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.)

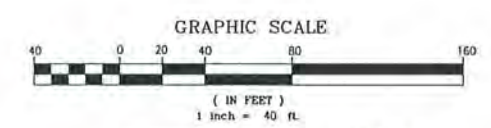
- 3" HMA - CL 1/2-INCH P66422 CONFORMING TO SECTION 5-04 OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 92% RICE DENSITY. WHERE PROPOSED ASPHALT ADJUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR-4000 OR EQUAL.
- 3" CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING.

MINIMUM 8" GRAVEL BORROW PER SECTION 9-03.9 (1) OF THE CURRENT STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 TESTING. PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%. DEPENDS ON SOIL CONDITIONS AND MAY BE DEVIATED WITH NEW ENGINEERED CROSS-SECTION. SUBMIT PROTOCOL'S SIEVE TO CITY.

THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE CURRENT STANDARD SPECIFICATIONS.

5' WIDE X 4" THICK CONCRETE SIDEWALK.
5' WIDE X 6" THICK CONC. SIDEWALK AT DRIVEWAYS. PER CITY STANDARDS.

QUALITY PRODUCTS LIST.
MEET THE WSDOT
COMPACTION TESTING IS REQUIRED OF ROAD SUBGRADE AND BALLAST PRIOR TO PLACEMENT OF CRUSHED SURFACING BY A CERTIFIED SOILS TESTING COMPANY AT A MINIMUM OF 3 RANDOM POINTS ALONG EACH CONTINUOUS SECTION OF ROAD IMPROVEMENT AND BELOW SIDEWALKS. SEE CITY TESTING SCHEDULE. CONTRACTOR IS TO PROVIDE A PROCTOR AND SIEVE ANALYSIS PRIOR TO ANY CONSTRUCTION STARTING.



January 20, 2016 PUD-2015-0003

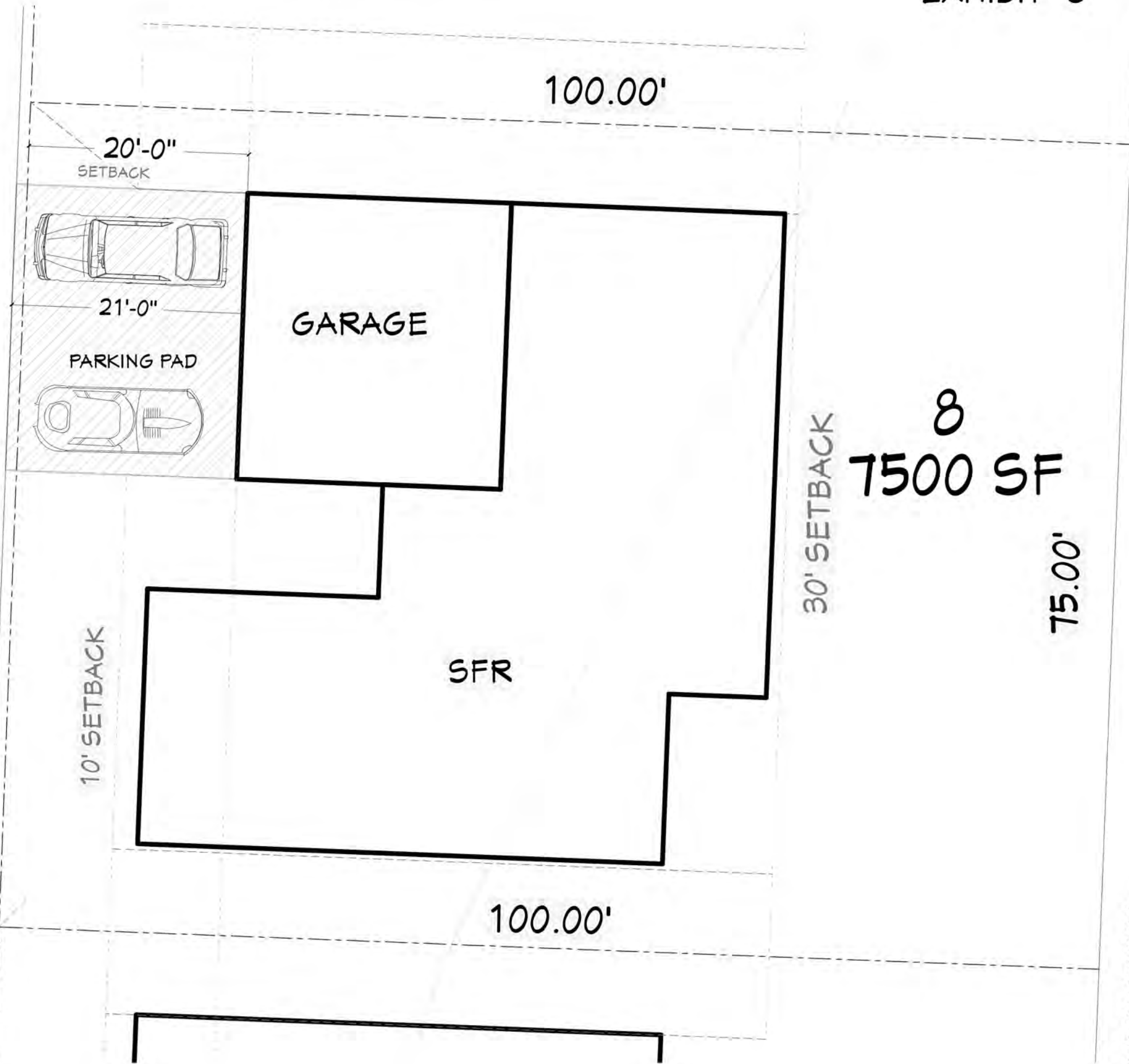
REVISIONS	BY	DATE
HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804		
48 North P.U.D. Oakes Avenue Owner: 48 North on Fidalgo Island, LLC PO Box 319 Anacortes, WA 98221		
Preliminary Site Road Profiles		
SHEET NO.	C2	
REV.:		
JOB NO: 2015-53		
DATE: Oct. 2015		
SCALE: 1"=40'		
DRAWN: D. HERRIGSTAD		
CHECK: D. HERRIGSTAD		
SHEET 2 OF 2		



AD

5' SIDEWALK

5' SIDEWALK



GARAGE

SFR

8
7500 SF
75.00'

EXHIBIT "C"

CHIEF ARCHITECT X7		DRAWN BY	
J. SYKORA, CPBD		SCALE	
1" = 10'		DATE	
12-7-15		PRINTED: Wednesday, January 21, 2016	
Strandberg		DESIGN	
BUILDER INFO:		PROJECT / CLIENT INFO	
MAILING ADDRESS: P.O. BOX 319 ANACORTES WA 98221		PUD-2015-0003 48 North P.U.D., Oakes Avenue	
PHONE: 360-285-7431		Owner: 48 North On Fidalgo Island LLC. Neils Strandberg PO Box 319 Anacortes, WA 98221	
WEB: www.strandbergconstruction.com		48 NORTH EXAMPLE SITE PLAN	
OWNER APPROVAL		INITIAL:	
PAGE:		OF:	

EXHIBIT "D"



EXHIBIT "D"

CHIEF ARCHITECT X7 DRAWN BY J. SYKORA, CPBD		SCALE 1" = 60'		DATE 12-7-15	
 BUILDER INFO: MAILING ADDRESS: P.O. BOX 319 ANACORTES WA 98221 PHONE: 360-245-7431 WEB: www.strandbergconstruction.com					
PROJECT / CLIENT INFO PUD-2015-0003 48 North P.U.D., .Oakes Avenue Owner: 48 North On Fidalgo Island LLC. Neil Strandberg PO Box 319 Anacortes, WA 98221					
48 NORTH BUILDING ELEVATIONS		This document is the property of Strandberg Design, LLC. It is to be used for the project and location specified herein only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Strandberg Design, LLC. All rights reserved.			
OWNER APPROVAL					
INITIAL: _____					
PAGE: _____					
OF: _____					

EXHIBIT "D"

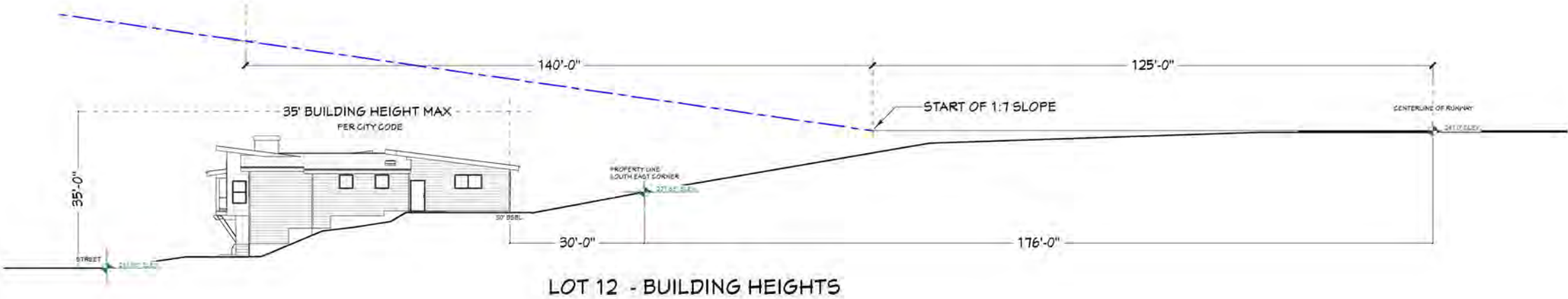


EXHIBIT "D"

CHIEF ARCHITECT X7		J. SYKORA, CPBD	
1" = 30'		12-7-15	
Strandberg DESIGN		BUILDER INFO:	
MAILING ADDRESS:		P.O. BOX 319	
ANACORTES WA 98221		PHONE:	
360-285-7431		WEB:	
www.strandbergconstruction.com		PROJECT / CLIENT INFO	
PUD-2015-0003		48 North On Fidalgo Island LLC.	
48 North P.U.D. .Oakes Avenue		Nels Strandberg	
Owner:		P.O. Box 319 Anacortes, WA 98221	
48 NORTH BUILDING ELEVATIONS		OWNER APPROVAL	
INITIAL:		PAGE:	
OF:		PRINTED: Thursday, January 21, 2016	



CITY COUNCIL

Closed-Record Public Hearing

March 21, 2016, @ 6:00 PM with 5:00 PM Site Visit

By: Kevin Cricchio, AICP, Associate Planner

PUD-2015-0003:

SUBJECT PROPOSAL:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), Code Modifications, Right-of-Way Dedication, and SEPA environmental review to create 30 lots and 1 community-park on 7.48 gross acres zoned R2. The 30 residential lots would range from 7,500 to 12,400 square feet in area.

SUBJECT PARCEL:

Parcel #: P31681

MODIFICATIONS PROPOSED:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. For lots 3-17, the following modification is requested: A reduction of the R2 Zoning District's front yard setback of 20 feet to 10 feet. The rear setback would be increased however from the 20 foot required setback to 30 feet. The garage however would still be setback 20 feet from the front property line.

PUD-2015-0003:

MODIFICATIONS PROPOSED CONTINUED:

2. All other lots besides 3-17 would be required to meet the R2 Zoning District setback requirements.
3. The applicant also has requested a narrower Right-of-Way. Typically the city would require a fifty (50) foot ROW with curb, gutter, and sidewalk on both sides of the road. The applicant however requests a forty (40) foot ROW with a sidewalk only one side of the road.
4. The applicant also is proposing a modification to the R2 Zoning District's lot coverage which is thirty-five (35) percent. The applicant however proposes a 37.5% lot coverage.
5. The applicant proposes a deviation to the 12% city standard for maximum road grade. The applicant has requested a maximum road grade of 15% at the entrance (only) to the subject plat and PUD. **This modification however was withdrawn by the applicant at the Planning Commission's open-record public hearing. The applicant will comply with the 12% maximum road grade per city code.**
6. The applicant proposes that Oakes Avenue's speed rate be changed from 40 MPH to 30 MPH. **Planning Commission supports the proposed speed limit revision to 30 MPH which will require WSDOT approval. Staff will work with WSDOT on the revision.**

PUD-2015-0003:

PROJECT LOCATION:

The project site is located on the south side of Oakes Avenue between Allen Court and Eagle View Court and is located in a portion of Section 22; Township 35 North; Range 01 East; Willamette Meridian

APPLICANT /AGENT:

48 North on Fidalgo Island, LLC
P.O. Box 319
Anacortes, WA 98221

LANDOWNER:

Richardson Revocable Living Trust
Richardson Martha Beneva Trustee
23716 Strathern Street
West Hills, CA 91304

PROJECT ENGINEER & SURVEYOR:

Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

PUD-2015-0003:

EXISTING LAND USE:

Vacant & unimproved land

ZONING DISTRICT:

Residential (R2) Zoning District

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Land Uses:
North:	Commercial Marine (CM)	Single-Family Residences
South:	Residential (R2)	Single-Family Residences
East:	Aviation (AZ)	Port of Anacortes' Airport
West:	Residential (R2) & Commercial Marine (CM)	Single-Family Residences

PUD-2015-0003:

R2 MINIMUM LOT SIZE:

- 7,500 Square Feet Required
- The applicant's 30 residential lots would range from 7,500 to 12,400 square feet in area.
- 6,750 Square Foot Park Area Proposed

R2 MAXIMUM PERMITTED DENSITY:

- Four (4) Dwelling Units Per Gross Acre

SITE AREA:

- Net area = 7.20 acres (313,632 square feet)
- Gross area = 7.48 acres which includes ½ abutting ROW (325,829 square feet)

PUD-2015-0003:

DENSITY CALCULATION:

1. The site is 7.48 Gross Acres which includes ½ the abutting right-of-way.
2. The maximum permitted density in the R2 Zone is 4 Dwelling Units per Acre.
3. 7.48 Gross Acres Multiplied by 4 Dwelling Units Permit Acres = 29.92 Lots
(Rounded up to the 30) are Permitted
4. 30 Lots are proposed by the applicant plus 1 Community Park are proposed.

PUD-2015-0003:

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated August 12, 2015. According to this report, fifty-six (56) trees are to be retained within lots 4 to 17. The subject development requires a total of 313 Tree Unit Credits. The trees designated for retention however only account for 205 Tree Unit Credits. Therefore, the project falls short of the required Tree Unit Credits per AMC Chapter 16.50 by 108 Tree Unit Credits. Accordingly, the applicant will plant 108 trees onsite.

PUD-2015-0003:

TRANSPORTATION:

A traffic study was prepared by Traffic Solutions, Inc. (TSI) on October 12, 2015. The traffic study evaluated current conditions, future conditions, and anticipated impacts that the 48 North plat /PUD may have on the site and vicinity. TSI's report concluded that there that the project did not meet the threshold for requiring a turn lane off of State Route Twenty (SR20) /Oakes Avenue into the project's internal roadway providing ingress/egress to the 30 residential lots. Nonetheless, the applicant is proposing a left turn lane from SR20 /Oakes Avenue into the subject subdivision thereby improving traffic wait times, cars stacked up waiting to turn into the project, and vehicular /pedestrian safety.

PUD-2015-0003:

WETLANDS:

On June 10, 2015, Aqua-Terr Systems, Inc. (ATSI) performed a reconnaissance level review for the presence or absence of critical areas on the subject property. According to their critical area letter dated June 23, 2015, no regulated critical areas were located on the subject property. Additionally, according to ATSI's letter dated January 22, 2016, no regulated wetlands are located within 300 feet of the subject property.

PRIORITY HABITAT & SPECIES (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property except that a Bald Eagle nesting site may be located within approximately 500 plus feet to the northwest of the site. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject proposal and no comment was received.

PUD-2015-0003:

CULTURAL RESOURCES:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comments were received.

GEOLOGICALLY HAZARDOUS AREAS:

Following a geological site reconnaissance, GeoEngineers prepared a Geological Hazard Assessment dated July 21, 2015. According to this report, no Geological Hazardous Areas are located on the subject property.

PUD-2015-0003:

BACKGROUND:

1. At 5:30 PM on September 15, 2015, a neighborhood meeting was conducted at the Strandberg Construction Office concerning the proposed development prior to submittal. Neighboring landowners were mailed invitations to this meeting.
2. On December 08, 2015, the applicant submitted the subject applications to the City of Anacortes for review.
3. On January 4, 2016, the subject application was deemed complete and a few additional revisions/material were also requested.
4. On January 28, 2016, the applicant resubmitted application material as was requested in the Letter of Completeness.

PUD-2015-0003:

NOTICING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on January 13, 2016.
2. Notice was also posted on the subject property in three (3) different locations on January 05, 2016.
3. Notice was posted at city hall, the library, the local USPS office, and on the city’s website on December 23, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on January 04, 2016.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on January 04, 2016.
6. Notice of application & hearing with optional SEPA DNS and associated application material was emailed to Department of Ecology on January 04, 2016, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **January 27, 2016.**

PUD-2015-0003:

SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. Notice of application and hearing with optional SEPA DNS was published, mailed to property owners within 300 feet of the subject property, and posted onsite as discussed above pursuant to AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on January 04, 2016, for posting on to the SEPA register.
4. On February 17, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on February 17, 2016.

PUD-2015-0003:

PUBLIC COMMENTS:

Written public comments received can be found in **Exhibit 3** of the staff report.

DEPARTMENT & AGENCIES OF JURISDICTION COMMENTS:

Comments received from both agencies and departments of jurisdiction can be found in **Exhibit 4** of the staff report.

STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject preliminary plat, preliminary PUD, code modification, & ROW dedication subject to the staff suggested conditions of approval.

PUD-2015-0003:

PLANNING COMMISSION OPEN-RECORD PUBLIC HEARING:

The Planning Commission conducted an open-record public hearing at 6:00 PM on February 24, 2016, after conducting a site visit at 3:00 PM. After public testimony, the Planning Commission deliberated on the matter. A motion was made to approve the subject application with the addition of condition of approval #21 (listed below). The motion was seconded. Following a vote, the Planning Commission unanimously voted 5-0 to recommend approval to City Council.

APPEAL OF PLANNING COMMISSION'S RECOMMENDATION:

Following the Planning Commission open-record public hearing, the chairman signed the Planning Commission's Findings of Fact, Conclusions of Law, and Recommendation. This was forwarded to the applicant and parties of record. No appeals of the Planning Commission's recommendation were received.

PUD-2015-0003:

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Public Comments Received
Exhibit #4	Department /Agency Comments Received
Exhibit #5	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #6	Issued SEPA MDNS
Exhibit #7	Wetland Report
Exhibit #8	Geotechnical Report
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Landscape Plan
Exhibit #11	Planning Commission's Recommendation & Minutes
Exhibit #12	Applicant's Presentation, Handout, & Response to Neighbor Concerns
Exhibit #13	Planning Department's Presentation to the Planning Commission
Exhibit #14	Plat & PUD Site Plan

PUD-2015-0003:

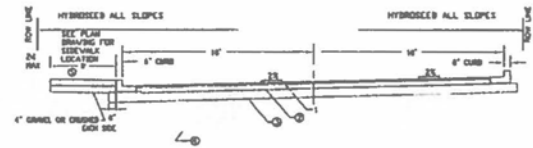


PUD-2015-0003:



PUD-2015-0003:





ASPHALT SECTION NOTES

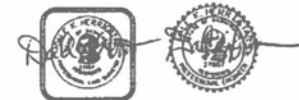
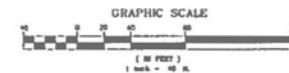
SECTIONS 2-04 AND 2-05 OF THE CURRENT PLANS AND SPECIFICATIONS FOR ROAD AND HIGHWAY CONSTRUCTION

1) 1/2" - 3/4" - 1 1/2" - 2" - 3" - 4" - 6" - 8" - 12" - 18" - 24" - 36" - 48" - 60" - 72" - 84" - 96" - 108" - 120" - 144" - 168" - 192" - 216" - 240" - 264" - 288" - 312" - 336" - 360" - 384" - 408" - 432" - 456" - 480" - 504" - 528" - 552" - 576" - 600" - 624" - 648" - 672" - 696" - 720" - 744" - 768" - 792" - 816" - 840" - 864" - 888" - 912" - 936" - 960" - 984" - 1008" - 1032" - 1056" - 1080" - 1104" - 1128" - 1152" - 1176" - 1200" - 1224" - 1248" - 1272" - 1296" - 1320" - 1344" - 1368" - 1392" - 1416" - 1440" - 1464" - 1488" - 1512" - 1536" - 1560" - 1584" - 1608" - 1632" - 1656" - 1680" - 1704" - 1728" - 1752" - 1776" - 1800" - 1824" - 1848" - 1872" - 1896" - 1920" - 1944" - 1968" - 1992" - 2016" - 2040" - 2064" - 2088" - 2112" - 2136" - 2160" - 2184" - 2208" - 2232" - 2256" - 2280" - 2304" - 2328" - 2352" - 2376" - 2400" - 2424" - 2448" - 2472" - 2496" - 2520" - 2544" - 2568" - 2592" - 2616" - 2640" - 2664" - 2688" - 2712" - 2736" - 2760" - 2784" - 2808" - 2832" - 2856" - 2880" - 2904" - 2928" - 2952" - 2976" - 3000" - 3024" - 3048" - 3072" - 3096" - 3120" - 3144" - 3168" - 3192" - 3216" - 3240" - 3264" - 3288" - 3312" - 3336" - 3360" - 3384" - 3408" - 3432" - 3456" - 3480" - 3504" - 3528" - 3552" - 3576" - 3600" - 3624" - 3648" - 3672" - 3696" - 3720" - 3744" - 3768" - 3792" - 3816" - 3840" - 3864" - 3888" - 3912" - 3936" - 3960" - 3984" - 4008" - 4032" - 4056" - 4080" - 4104" - 4128" - 4152" - 4176" - 4200" - 4224" - 4248" - 4272" - 4296" - 4320" - 4344" - 4368" - 4392" - 4416" - 4440" - 4464" - 4488" - 4512" - 4536" - 4560" - 4584" - 4608" - 4632" - 4656" - 4680" - 4704" - 4728" - 4752" - 4776" - 4800" - 4824" - 4848" - 4872" - 4896" - 4920" - 4944" - 4968" - 4992" - 5016" - 5040" - 5064" - 5088" - 5112" - 5136" - 5160" - 5184" - 5208" - 5232" - 5256" - 5280" - 5304" - 5328" - 5352" - 5376" - 5400" - 5424" - 5448" - 5472" - 5496" - 5520" - 5544" - 5568" - 5592" - 5616" - 5640" - 5664" - 5688" - 5712" - 5736" - 5760" - 5784" - 5808" - 5832" - 5856" - 5880" - 5904" - 5928" - 5952" - 5976" - 6000" - 6024" - 6048" - 6072" - 6096" - 6120" - 6144" - 6168" - 6192" - 6216" - 6240" - 6264" - 6288" - 6312" - 6336" - 6360" - 6384" - 6408" - 6432" - 6456" - 6480" - 6504" - 6528" - 6552" - 6576" - 6600" - 6624" - 6648" - 6672" - 6696" - 6720" - 6744" - 6768" - 6792" - 6816" - 6840" - 6864" - 6888" - 6912" - 6936" - 6960" - 6984" - 7008" - 7032" - 7056" - 7080" - 7104" - 7128" - 7152" - 7176" - 7200" - 7224" - 7248" - 7272" - 7296" - 7320" - 7344" - 7368" - 7392" - 7416" - 7440" - 7464" - 7488" - 7512" - 7536" - 7560" - 7584" - 7608" - 7632" - 7656" - 7680" - 7704" - 7728" - 7752" - 7776" - 7800" - 7824" - 7848" - 7872" - 7896" - 7920" - 7944" - 7968" - 7992" - 8016" - 8040" - 8064" - 8088" - 8112" - 8136" - 8160" - 8184" - 8208" - 8232" - 8256" - 8280" - 8304" - 8328" - 8352" - 8376" - 8400" - 8424" - 8448" - 8472" - 8496" - 8520" - 8544" - 8568" - 8592" - 8616" - 8640" - 8664" - 8688" - 8712" - 8736" - 8760" - 8784" - 8808" - 8832" - 8856" - 8880" - 8904" - 8928" - 8952" - 8976" - 9000" - 9024" - 9048" - 9072" - 9096" - 9120" - 9144" - 9168" - 9192" - 9216" - 9240" - 9264" - 9288" - 9312" - 9336" - 9360" - 9384" - 9408" - 9432" - 9456" - 9480" - 9504" - 9528" - 9552" - 9576" - 9600" - 9624" - 9648" - 9672" - 9696" - 9720" - 9744" - 9768" - 9792" - 9816" - 9840" - 9864" - 9888" - 9912" - 9936" - 9960" - 9984" - 10008" - 10032" - 10056" - 10080" - 10104" - 10128" - 10152" - 10176" - 10200" - 10224" - 10248" - 10272" - 10296" - 10320" - 10344" - 10368" - 10392" - 10416" - 10440" - 10464" - 10488" - 10512" - 10536" - 10560" - 10584" - 10608" - 10632" - 10656" - 10680" - 10704" - 10728" - 10752" - 10776" - 10800" - 10824" - 10848" - 10872" - 10896" - 10920" - 10944" - 10968" - 10992" - 11016" - 11040" - 11064" - 11088" - 11112" - 11136" - 11160" - 11184" - 11208" - 11232" - 11256" - 11280" - 11304" - 11328" - 11352" - 11376" - 11400" - 11424" - 11448" - 11472" - 11496" - 11520" - 11544" - 11568" - 11592" - 11616" - 11640" - 11664" - 11688" - 11712" - 11736" - 11760" - 11784" - 11808" - 11832" - 11856" - 11880" - 11904" - 11928" - 11952" - 11976" - 12000" - 12024" - 12048" - 12072" - 12096" - 12120" - 12144" - 12168" - 12192" - 12216" - 12240" - 12264" - 12288" - 12312" - 12336" - 12360" - 12384" - 12408" - 12432" - 12456" - 12480" - 12504" - 12528" - 12552" - 12576" - 12600" - 12624" - 12648" - 12672" - 12696" - 12720" - 12744" - 12768" - 12792" - 12816" - 12840" - 12864" - 12888" - 12912" - 12936" - 12960" - 12984" - 13008" - 13032" - 13056" - 13080" - 13104" - 13128" - 13152" - 13176" - 13200" - 13224" - 13248" - 13272" - 13296" - 1332

QUALITY PRODUCTS LIST

KEEP THE VISION

COMPACTON TESTING IS REQUIRED OF ROAD SURFING AND BALLAST PRIOR TO PLACEMENT OF CRUSHED SURFACING. BY A CERTIFIED SOILS TESTING COMPANY AT A MINIMUM OF 3 SURFACE POINTS ALONG EACH CONTIGUOUS SECTION OF ROAD IMPROVEMENT AND BELOW SIDEWALKS. SEE CITY TESTING SCHEDULE. CONTRACTOR IS TO PROVIDE A PROCTOR AND SPECV. ANALYSIS PRIOR TO ANY CONSTRUCTION STARTING.



January 20, 2016

PUD-2015-0003

Preliminary Site Road Profiles	48 North P.U.D. Oakes Avenue Omaha: 48 North on Fiddage Island, IL PO Box 319 Anacortes, WA 98221	HERRICSTAD ENGINEERING & SURVEYING DUP L HERRICSTAD P.E., P.L.S. 4320 WHISTLE LANE ROAD ANACORTES, WA 98221 (360) 299-3804		REVISIONS	BY DATE
SHEET NO. C2 REV.: JOB NO. 2000-52 DATE: Oct. 2015 SCALE: 1"=40' DRAWN: B. HERRICSTAD CHECKED: B. HERRICSTAD					

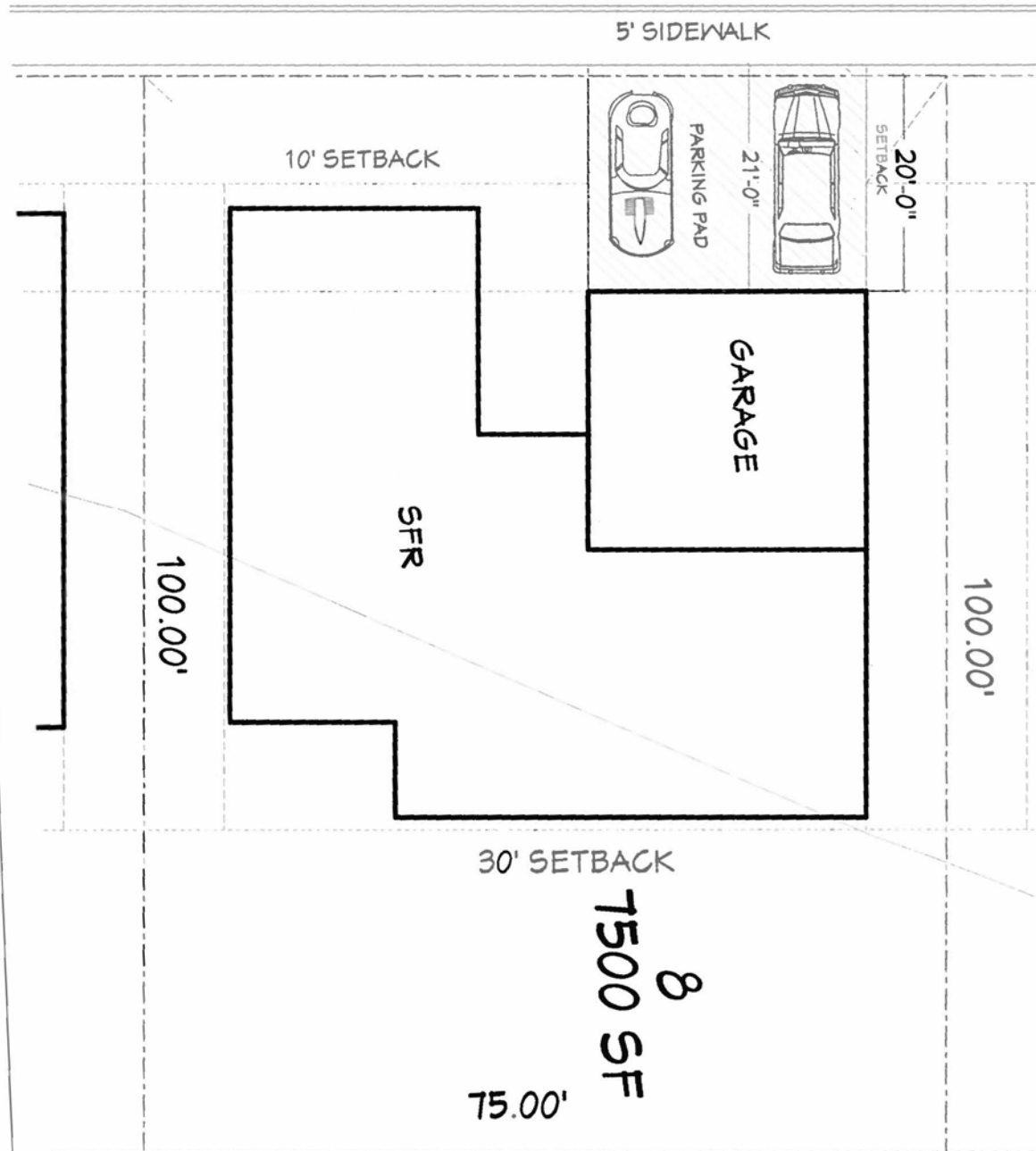
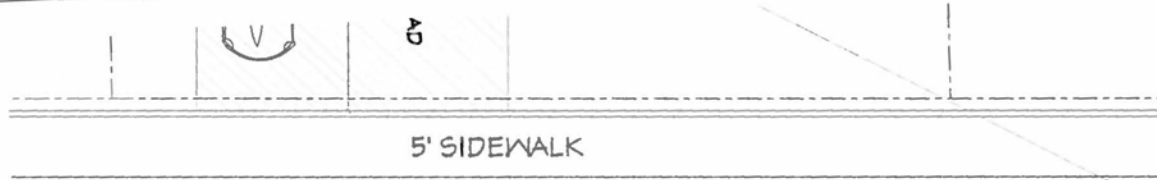


EXHIBIT "C"

EXHIBIT "C"

48 NORTH EXAMPLE SITE PLAN THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF STRANDBERG DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STRANDBERG DESIGN.	PROJECT / CLIENT INFO PUD-2015-0003 48 North P.U.D., Oakes Avenue Owner: 48 North On Fidalgo Island LLC, Nels Strandberg P.O. Box 318 Anacortes, WA 98221	BUILDER INFO: STRANDBERG DESIGN P.O. BOX 318 ANACORTES, WA 98221 PHONE: 360-293-1431 CELL: 360-293-1431 WWW: www.strandbergdesign.com Strandberg DESIGN DATE: 12-1-15 1" = 10' 12-1-15
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CH2P ARCHITECT KT
J. SYKORA, CPBD
1" = 60'
12-7-15



BUILDER INFO:
HABERLACHS
P.O. BOX 319
ANACOSTES, MA 02221
TEL: 603-243-7431
WWW.HABERLACHS.COM

PROJECT / CLIENT INFO

PUD-2015-0003

48 North P.U.D., Oaks Avenue

Owner: 48 North On Fidoigo Island LLC,
Nels Strandsberg
PO Box 518 Anacortes WA 98221

48 NORTH BUILDING ELEVATIONS

OWNER APPROVAL

DATE

EXHIBIT "D"

CHIEF ARCHITECT KT
J. SYKORA, CPBD
1" = 30'
12-1-15

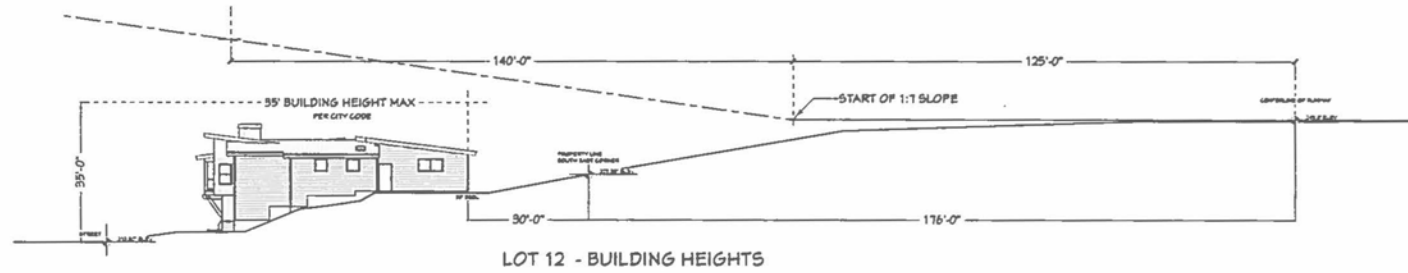


EXHIBIT "D"

[illegible]

PROJECT / CLIENT INFO	PUD-2015-0003 40 North P.U.D., Oakes Ave Owner: 40 North On Fidaigo is Nels Strandberg 808 W. 31st Ave
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BUILD THE INFO-
PACALABORERS,
P.O. BOX 311
ANNARCTIC, MA 01201
TEL: 508-245-1431
CEN.
WWW.ANNARCTICLABORERS.ORG



CHIEF ARCHITECT KT
J. SYKORA, CPBD
1" = 30'
12-1-15



CITY COUNCIL

Closed-Record Public Hearing

March 21, 2016, @ 6:00 PM with 5:00 PM Site Visit

By: Steve Lange, Project Manager, Public Works Department

Water, Sewer and Storm Utilities – Horizontal Alignment

Facts and Finding #17S: AMC 16.020.060 - #8 Horizontal alignment of streets shall ensure adequate sight distance



Roadway and Pedestrian Circulation and Connectivity

AMC. 16.20.060



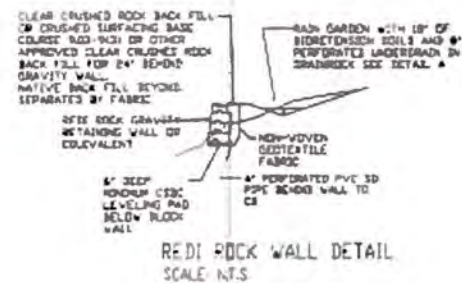
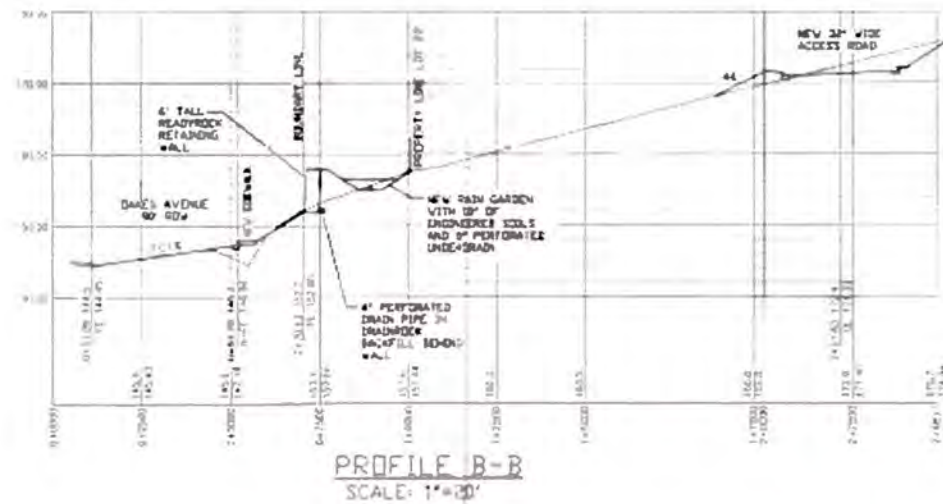
- #13: Roads and pedestrian pathways (Sidewalks, Trails, etc.) shall, where it is reasonable and practicable, be constructed to connect to adjacent properties, roads, pedestrian pathways; where adjacent properties are undeveloped, provide for future connections of roads and pedestrian pathways.
- Connecting to Allen Court and extending to the furthest property boundary.
- Bike\Ped Plan – Anacopper Road
- Future Roundabout at Edwards Way\Glasgow Way and Oakes Avenue (Not defined schedule)
- Possible future crosswalk with pedestrian flashers (Similar to the R Avenue crosswalk)



Water Quality:



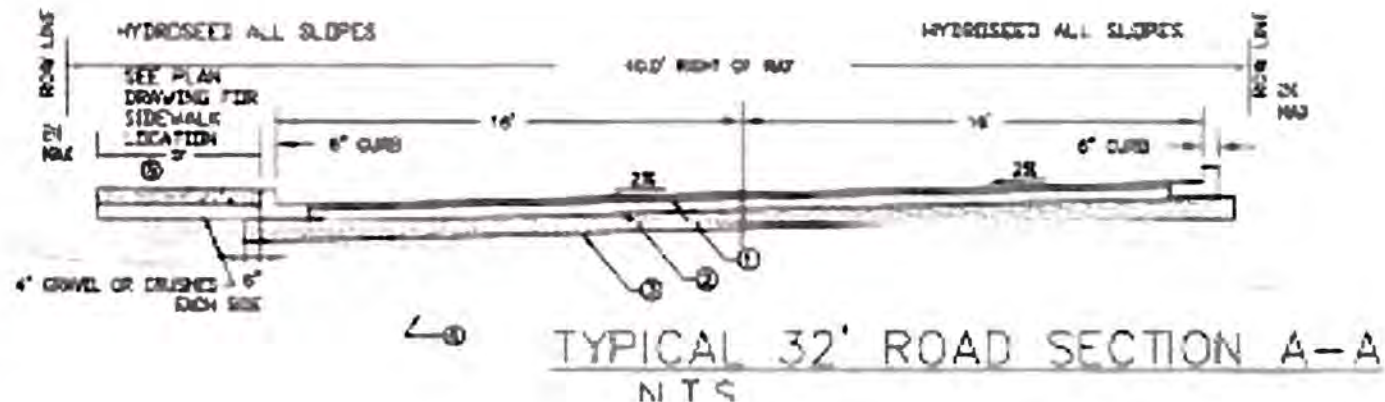
- Rain Garden approach.
- Discuss concerns and local knowledge of subsurface water in the area.
- Discussion with the Developer
- Plan B Approach.



Streets: Internal Facts and Finding 17W



- Public Works supports the narrower Right-of-Way Width of 40-feet. (Highlands Subdivision – curvy and traffic calming).
- Public Works supports the proposed 32-foot wide road (Orchards Planned Unit Development), but recommends a 28-foot wide road width (Highlands Planned Unit Development).
- Public Works supports the 12% maximum grade as required under the Anacortes Municipal Code. Example of a 15% grade is Anacopper Mine Road off of Oakes Avenue.
- Public Works supports the 5-foot wide sidewalk on one side. (Orchards Planned Unit Development)



Streets: External Facts and Finding 17R and 17X



- Provisions shall be made to accommodate for a Public Transit stop along Oakes Avenue. The Developer shall work with the Planners from Skagit Transit to determine a location.
- An appropriately designed left hand turn lane and related transitions shall be designed and constructed to meet the requirements of the Washington State Department of Transportation and the City of Anacortes Public Works Department.
- Public Works Department supports the proposed 30 MPH change from 40 MPH as requested by the Developer. The revised speed limit change will need to be approved and implemented by the Washington State Department of Transportation. The current speed limit is posted 40 MPH and the improvements should be designed accordingly.
- Cement Concrete Traffic Curb and Gutter with a 5-foot minimum sidewalk shall be extended from the west (Allen Court) along the frontage of Oakes Avenue to the most easterly boundary of the property to allow for future extension by others.
- Due to the inconsistency of the asphalt edge along Oakes Avenue, the project will need to pave a minimum of 8-feet to obtain slope from the existing asphalt to the new curb as determined by the City of Anacortes and the Engineer of Record.





City Council Agenda Item

Meeting Date: 3/21/2016

Agenda Item: Storvik Park Cooperative Purchasing Agreement & Project Update

Subject: Interlocal Purchasing Agreement with National Purchasing Partners and Storvik Park Spray Pad / Restroom update

Staff Contact: Nicole Johnston, Recreation Coordinator & Gary Robinson, Parks & Recreation Director

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

Action Type	
X	Cooperative Purchasing Agreement
X	Staff Report

Summary Statement: We have received a grant from the Recreation and Conservation Office of the State of Washington to install a spray pad and replace the restroom at Storvik Park. We have ordered a restroom off the state bid for the project and before we put the construction work out to bid we would like to purchase the elements for the spray pad. To do that we would like to enter in to a purchasing agreement with the National Purchasing Partners.

Background: After reviewing proposals from three different spray pad vendors, we have elected to work with Northwest Playground Equipment, Inc. who represents "Water Odyssey" spray park equipment. We like their product and felt that they are a good fit for our "Marine Adventure" theme that we have set for the spray pad.

Previous Council/Committee Action: The City Council approved the John Storvik Spray Pad & Restroom Funding Board Agreement on 10/19/15 which allowed us to move forward and to hire an engineer to develop plans and bid specifications. The Council Parks Sub-Committee has been updated on the status of the project several times over the past months.

Competing Viewpoints Considered: We requested three spray pad vendors to fill out what we called a "soliciting form". We asked each company to work within our spray pad budget (\$140,000) and to create a pad that fit into our Marine Adventure theme. Northwest Playground Equipment, Inc. had what we collectively considered the best proposal.

Alternative Actions: We start over in our search for a spray pad vendor and delay the start of the project.

Attachments: Attached is an intergovernmental cooperative purchasing agreement that we are asking Council to authorize the Mayor to sign. This will allow us to piggyback on the National Purchasing Partners contract with NW Playground to purchase the equipment at that contract rate (approximately \$140,000) without having to do a separate bid. This saves us time in the procurement process, similar to purchasing off the State contract as we have done with CXT Restroom.

Recommended Motion: I move to authorize the Mayor to sign the intergovernmental cooperative purchasing agreement with National Purchasing Partners.

National Purchasing Partners

Member Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) by and between government entities that execute a Lead Contracting Agency Authorization ("Lead Contracting Agency(ies)") to be supplemented and made a part hereof and participating National Purchasing Partners ("NPP") government entity members ("Participating Agencies") including members of FireRescue GPO and Public Safety GPO, that agree to the terms and conditions of this Agreement. All NPP Lead Contracting Agencies and Participating Agencies shall be considered as "parties" to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agencies have entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPP, created by a nonprofit medical center, provides group purchasing marketing and administrative support for governmental entities within the membership. NPP's marketing and administrative services are free to its membership, which includes participating public entities and non-profit institutions throughout the United States and Canada.

WHEREAS, NPP has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Vendor Contracts through the inclusion of the membership in Lead Contracting Agency bid Solicitation and Master Price Agreements;

WHEREAS, the Master Price Agreements provide that all members of NPP may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements open to all Participating Agencies;

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each Party represents and warrants that it is eligible to participate in this Agreement because it is a local government or non-profit corporation created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements, both in state law and local policy.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

- a. Each party will facilitate the cooperative procurement of goods and services.
- b. The procuring party shall be responsible for the ordering of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a procuring party, and the procuring party shall hold non-procuring parties harmless from any liability that may arise from action or inaction of the procuring party.
- c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreements and NPP.
- d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.
- e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other bid requirements under state law or local policies.

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the "Lead Contracting Agency Endorsement and Authorization" or "Participating Agency Endorsement and Authorization," as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to the Lead Contract Agency.

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF EACH "LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION" OR "PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION," AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

**LEAD CONTRACTING AGENCY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of League of Oregon Cities (Lead Contracting Agency) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Member Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by Lead Contracting Agencies to Participating Agencies locally, regionally, and nationally through NPP. Copies of Master Price Agreements and any amendments thereto made available by Lead Contracting Agencies will be provided to Participating Agencies and NPP to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Member Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of League of Oregon Cities and is duly authorized to sign this Lead Contracting Agency Endorsement and Authorization.


BY: _____
ITS: _____

Date: 4.3.14

Lead Contracting Agency Contact Information:

Contact Person: SUSAN MUIR

Address: 1201 COURT ST NE SUITE 200
SALEM, OR 97301

Telephone No.: 503.588.6550

Email: smuir@orcities.org

**PARTICIPATING AGENCY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of _____ (Participating Agency) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Member Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by Lead Contracting Agencies to Participating Agencies locally, regionally, and nationally through NPP.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Member Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPP shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of _____ and is duly authorized to sign this Participating Agency Endorsement and Authorization.*

BY: _____
ITS: _____

Date: _____

Participating Agency Contact Information:

Contact Person: _____
Address: _____

Telephone No.: _____

Email: _____

* In addition to execution of this Member Intergovernmental Cooperative Purchasing Agreement, all Participating Agencies must be registered members of NPP and/or FireRescue GPO in order to access NPP competitively bid contracts. Registration is fast and free. Go to www.nppgovernment.com or contact a customer service representative at 1-877-329-8847 or customerservice@nppgovernment.com.



City Council Agenda Bill

Meeting Date: 3/21/2016

Agenda Item: 7d

Subject: Overlay Infrastructure Improvement Project

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 approval to issue a contract award to Scimitar Construction in the amount of \$296,085.20 to construct the Overlay Infrastructure Improvement Project.

Background: On March 9, 2016 City staff conducted a bid opening for the subject project. The bid results were as follows:

Contractor Name	Bid Amount
Scimitar Construction	\$269,085.20
Larry Brown Construction	\$376,119.63
SRV Construction, Inc.	\$379,855.35

Scimitar was the low, responsive bidder.

Budget Impact	
Amount Budgeted	\$327,000(Eng Est)
Budget Account (BARS)	104.720.542.30.41
Proposed Expenditure	\$296,085.20
Budget Amendment Required?	No
Revenue Source	City Funds

Proposed Contract	
Contractor	Scimitar Construction
Amount	\$296,085.20
Start Date	Inception
End Date	30 working days

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move City Council approval a contract award to Scimitar Construction in the amount of \$296,085.20 to construct the Overlay Infrastructure Improvement Project.

Alternative Actions: N/A

Attachments (listed in order presented): Contract

CONTRACT 15-005-TRN-005

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 **Scimitar Construction** (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 **Overlay Infrastructure Improvement Project, Project No. PW#15-005-TRN** in accordance with and as described in the City of Anacortes document entitled "**Plans, Specifications, and Contract Documents – Overlay Infrastructure Improvement Project**" 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:

1. Unless modified by the proposal, work shall start within **Ten (10) Calendar** days from the date of the Notice to Proceed. Physical Completion as defined in section 1-08.5 of the Special Provisions shall be achieved within **Thirty (30) Working** days after the work commences. The Contract Time shall commence upon issuance of the Notice to Proceed.

B. 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 – Overlay Infrastructure Improvement Project**", 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 **Two Hundred Ninety-Six Thousand Eighty-Five Dollars and Twenty Cents (\$296,085.20)**.

A. 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.
 - 3. Required documents submitted by the CONTRACTOR prior to the execution of Agreement as identified in the "Instruction to Bidders".

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.

SCIMITAR CONSTRUCTION

CITY OF ANACORTES

Signature

MAYOR

Printed

Date

Title

Date

CONTRACT 15-005-TRN-005
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 after the date of the Notice to Proceed and to achieve Physical Completion within **Thirty (30) Working** days from the date work begins, in accordance with the Notice to Proceed.

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.

CONTRACT 15-005-TRN-005
EXHIBIT A

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 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 infrastructure within the Right-of-Way of D Avenue, A Avenue, 37th Street and 32nd Street, including but not limited to Sanitary Sewer Replacement, Storm Drainage Conveyance, Roadway Excavation and Hauling, Cement Traffic Curb and Gutter, Cement Concrete Sidewalk, Cement Concrete Curb Ramps, Detectable Warning, Asphalt Patching and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

The project is located:

- D Avenue, 17th Street to 37th Street
- 37th Street, D Avenue to A Avenue
- A Avenue, 37th Street to City Limits
- 32nd Street, D Avenue to M Avenue

CITY OF ANACORTES OVERLAY INFRASTRUCTURE IMPROVEMENT PROJECT				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
1	1 LS	MOBILIZATION 1-09.14	At \$ <u>20,000.</u> Per Lump Sum	\$ <u>20,000.⁰⁰</u>
2	1 LS	PROJECT TEMPORARY TRAFFIC CONTROL 1-10.5(1)	At \$ <u>10,000.</u> Per Lump Sum	\$ <u>10,000.⁰⁰</u>
3	1 LS	S.P.C.C PLAN 1-07.15(1)	At \$ <u>100.</u> Per Lump Sum	\$ <u>100.⁰⁰</u>
4	5 EA	INLET PROTECTION 8-01.5	At \$ <u>75.00</u> Per Each	\$ <u>375.⁰⁰</u>
5	2,070 LF	SAWCUTTING ASPHALT 2-02.5	At \$ <u>3.00</u> Per Linear Foot	\$ <u>6,210.⁰⁰</u>

CONTRACT 15-005-TRN-005
EXHIBIT A

CITY OF ANACORTES OVERLAY INFRASTRUCTURE IMPROVEMENT PROJECT				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
6	300 LF	SAWCUTTING CONCRETE 2-02.5	At \$ <u>10.00</u> Per Linear Foot	\$ <u>3,000.⁰⁰</u>
7	887 CY	ROADWAY EXCAVATION INCL. HAUL 2-03.5	At \$ <u>40.00</u> Per Cubic Yard	\$ <u>35,480.⁰⁰</u>
8	1 LS	REMOVAL OF STRUCTURE AND OBSTRUCTION 2-02.5	At \$ <u>1,000.</u> Per Square Yard	\$ <u>1,000.⁰⁰</u>
9	750 TONS	CRUSHED SURFACING TOP COURSE 4-04.5	At \$ <u>35.00</u> Per Tons	\$ <u>26,250.⁰⁰</u>
10	45 CY	CONTROL DENSITY FILL 2-09.5	At \$ <u>120.00</u> Per Cubic Yard	\$ <u>5,400.⁰⁰</u>
11	115 TONS	HMA CL. 3/8-inch PG64-22 5-04.5	At \$ <u>250.00</u> Per Tons	\$ <u>28,750.⁰⁰</u>
12	335 SY	CONSTRUCTION GEOTEXTILE FOR SEPARATION 2-12.5	At \$ <u>10.00</u> Per Square Yard	\$ <u>3,350.⁰⁰</u>
13	15 LF	PVC STORM SEWER PIPE, 12-IN. DIAM. 7-04.5	At \$ <u>100.00</u> Per Linear Foot	\$ <u>1,500.⁰⁰</u>
14	8 LF	CORRUGATED POLYETHYLENE STORM SEWER PIPE, 20-IN DIAM. 7-04.5	At \$ <u>120.00</u> Per Linear Foot	\$ <u>960.⁰⁰</u>
15	139 LF	UNDERDRAIN PIPE 4-IN. DIAM. 7-01.5	At \$ <u>38.00</u> Per Linear Foot	\$ <u>5,282.⁰⁰</u>

CONTRACT 15-005-TRN-005
EXHIBIT A

CITY OF ANACORTES OVERLAY INFRASTRUCTURE IMPROVEMENT PROJECT				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
16	2 EA	CATCH BASIN TYPE 1L 7-05.5	At \$ <u>1,700.00</u> Per Each	\$ <u>3,400.00</u>
17	4 EA	CONNECTION TO DRAINAGE STRUCTURE 7-05.5	At \$ <u>500.00</u> Per Each	\$ <u>2,000.00</u>
18	1 LS	CEMENT CONCRETE BULK HEAD\HEAD WALL 6-21.5	At \$ <u>1,000.00</u> Per Lump Sum	\$ <u>1,000.00</u>
19	2 EA	RECTANGULAR SOLID METAL COVER 7-05.5	At \$ <u>500.00</u> Per Each	\$ <u>1,000.00</u>
20		INTENTIONALLY LEFT BLANK		
21	3 CY	HAND PLACED RIP-RAP 8-15.5	At \$ <u>200.00</u>	\$ <u>600.00</u>
22	3 EA	ADJUST CATCH BASIN 7-05.5	At \$ <u>200.00</u> Per Each	\$ <u>600.00</u>
23	14 LF	PVC SANITARY SEWER PIPE, 6-IN. DIAM. 7-17.5	At \$ <u>80.00</u> Per Linear Foot	\$ <u>1,120.00</u>
24	200 LF	PVC SANITARY SEWER PIPE, 8-IN. DIAM. 7-17.5	At \$ <u>59.00</u> Per Linear Foot	\$ <u>11,800.00</u>
25	1 LS	SHORING OR EXTRA EXCAVATION CL. B 2-09.5	At \$ <u>1,000.00</u> Per Lump Sum	\$ <u>1,000.00</u>

CONTRACT 15-005-TRN-005
EXHIBIT A

CITY OF ANACORTES OVERLAY INFRASTRUCTURE IMPROVEMENT PROJECT				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
26	980 LF	CEMENT CONCRETE TRAFFIC CURB AND GUTTER 8-04.5	At \$ <u>30.00</u> Per Linear Foot	\$ <u>29,400.⁰⁰</u>
27	775 LF	CEMENT CONC. PEDESTRIAN CURB 8-04.5	At \$ <u>20.00</u> Per Linear Foot	\$ <u>15,500.⁰⁰</u>
28	25 SY	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 1 8-08.5	At \$ <u>45.00</u> Per Square Yard	\$ <u>1,125.⁰⁰</u>
29	200 SY	CEMENT CONCRETE SIDEWALK 8-14.5	At \$ <u>35.00</u> Per Square Yard	\$ <u>7,000.⁰⁰</u>
30	16 EA	CEMENT CONCRETE CURB RAMP, TYPE PARALLEL A 8-14.5	At \$ <u>1,500.00</u> Per Each	\$ <u>24,000.⁰⁰</u>
31	4 EA	CEMENT CONCRETE CURB RAMP, TYPE PARALLEL B 8-14.5	At \$ <u>1,000.00</u> Per Each	\$ <u>4,000.⁰⁰</u>
32	6 EA	CEMENT CONCRETE CURB RAMP, TYPE COMBINATION 8-14.5	At \$ <u>1,500.00</u> Per Each	\$ <u>9,000.⁰⁰</u>
33	244 SF	DETECTABLE WARNING SURFACE 8-14.5	At \$ <u>80.00</u> Per Square Foot	\$ <u>19,520.⁰⁰</u>
34	336 SF	REMOVING PLASTIC CROSSWALK LINE 8-22.5	At \$ <u>5⁰⁰</u> Per Square Foot	\$ <u>1,680.⁰⁰</u>

CONTRACT 15-005-TRN-005
EXHIBIT A

CITY OF ANACORTES OVERLAY INFRASTRUCTURE IMPROVEMENT PROJECT				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
35	1 LS	RECORD OF SURVEY 1-05.4(3)	At \$ <u>1,500.00</u> Per Lump Sum	\$ <u>1,500.00</u>
36	10 EA	RELOCATE STOP SIGNS 8-21.5	At \$ <u>200.00</u> Per Each	\$ <u>2,000.00</u>
37	1 EA	MAILBOX SUPPORT, TYPE 2 8-18.5	At \$ <u>300.00</u> Per Each	\$ <u>300.00</u>
38	70 CY	TYPE "A" TOPSOIL 8-02.5	At \$ <u>60.00</u> Per Cubic Yard	\$ <u>4,200.00</u>
39	550 SY	SOD INSTALLATION 8-02.5	At \$ <u>10.00</u> Per Square Yard	\$ <u>5,500.00</u>
			Sub-Total base bid:	\$ <u>294,902.00</u>
Bid Items subject to taxes are as follows: 23, 24 & 25			Tax @ 8.5%	\$ <u>1,183.20</u>
			Base Bid Value Adjustment, plus Or Minus	<u>0</u>
			Total Base Bid	\$ <u>296,085.20</u>

Note:

If the bid value adjustment is used to increase or decrease the SUB-TOTAL BASE BID, the Contractor who is awarded the project is required to submit a new complete proposal form with the adjustment to unit prices made together with the price extension. Said submittal will be made with two working days of the bid opening.

CONTRACT 15-005-TRN-005
EXHIBIT A

 Signature of authorized representative	<u>3/9/2016</u> Date
<u>DAVID G. GOLD</u> Name of signer	<u>PRESIDENT</u> 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>DG</u>	Addendum _____, Initial _____
Addendum <u>2</u> , Initial <u>DG</u>	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

CONTRACT 15-005-TRN-005
EXHIBIT A

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.

CONTRACT 15-005-TRN-005
EXHIBIT A

Name of Bidder: SCIMITAR CONSTRUCTION
Mailing Address: P.O. Box 1720
City, State, Zip: ANACORTES, WA 98221
Email Address: SCIMITARDAVE @ GMAIL.COM
Telephone: 360 293-8387 Fax: 360 293-8352
Contractor's State License No.: SCIMIC*053 KA
City of Anacortes Business License
(Required if contract awarded) 601-609-435
By signing this proposal, the bidder agrees to all requirements contained in the contract documents.

(Corporate Seal) SCIMITAR CONSTRUCTION PRESIDENT
Name of Bidder Title
Date: 3/9/2016 [Signature]
Signature of Bidder
DAVID G. GOLD
Print Name

2016 Comprehensive Plan Update

- City Council Review



City Council Chambers
March 21, 2016
6 pm

Planning Commission Review Process



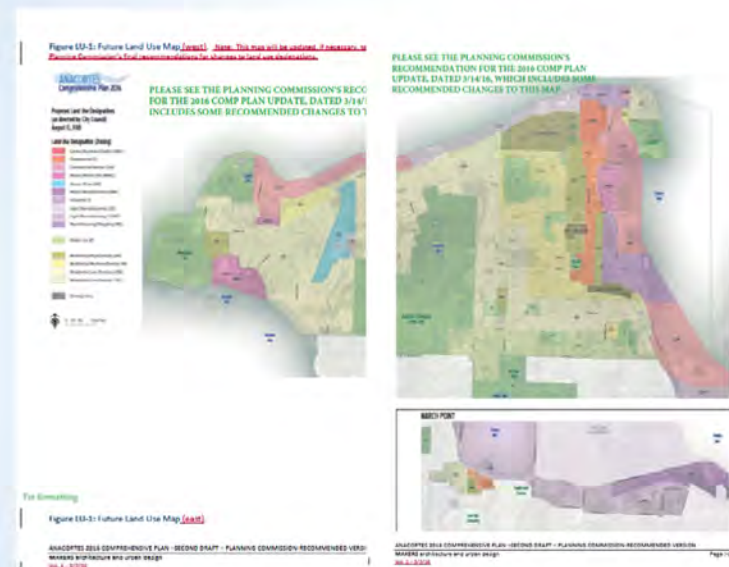
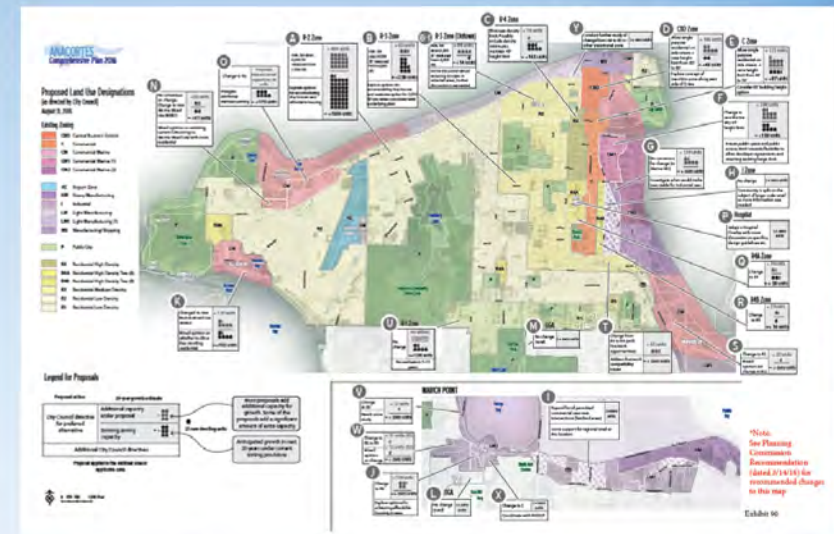
- PC held > 20 meetings since 2014
 - Regular updates
 - Joint CAC/PC/CC
 - Land Use Alt. development
 - Public Hearings
- November 2015- 1st Draft Released
- 110 public comments received
- Public Hearings – January
- February / March – Review/revisions
- March – Recommendation

Planning Commission Recommendation

- March 2, 2016 – Recommended approval of 2016 Comp. Plan subject to changes to the Proposed Land Use Designations Map:
 - R2
 - Old Town
 - Industrial
 - San Juan Passage /Portalis area
 - 1.5 blocks (LM) SE of 4th & M
 - Scandia Court area w/ of Sharpe's Corner BP
 - No Consensus
 - CM1 – 17th – 22nd
 - Hospital/Medical Overlay

Future Land Use Map Implementation

- The Future Land Use Map is a policy map that shows how the City plans to distribute residential, commercial, open space and other uses throughout the City.
- Proposed Land Use Designations Maps will be in the Land Use background information so there is a record of considerations; only those changes directed by council will be shown on the Future Land Use Map
- The land use designations shown in the FLUM are implemented through the City's official Zoning Map and Zoning Code.
- Development code updates, design standards and rezones need to happen next to implement FLUM.



Future Land Use Map Implementation

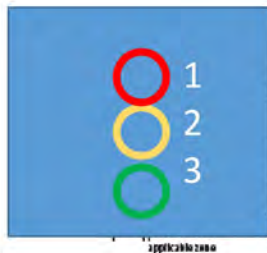
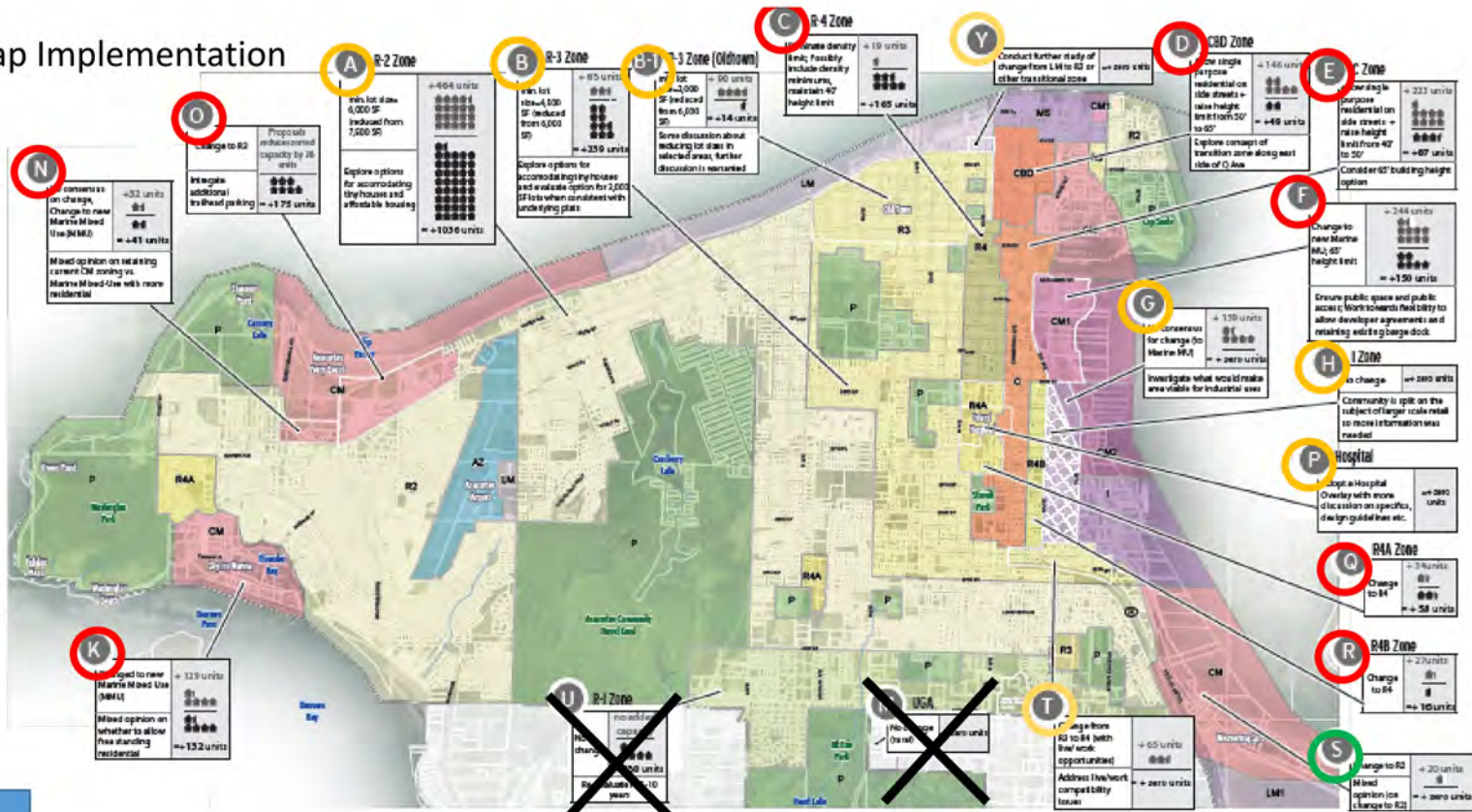
ANACORTES
Comprehensive Plan 2016

Proposed Land Use Designations
(as directed by City Council)

August 13, 2015

Existing Zoning

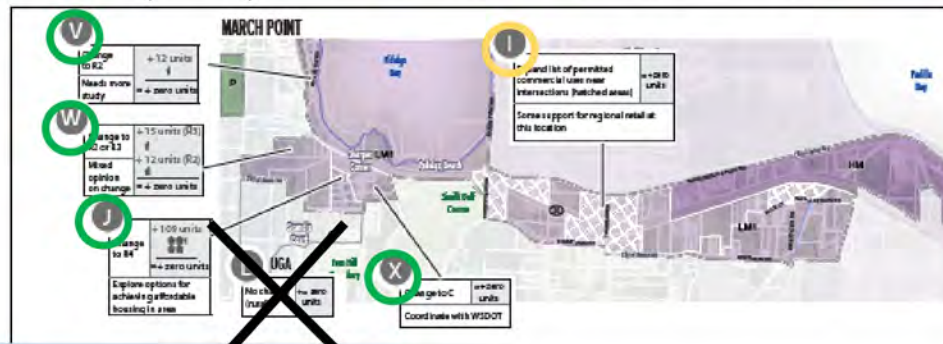
- CBD Central Business District
- C Commercial
- CM Commercial Marine
- CM1 Commercial Marine (1)
- CM2 Commercial Marine (2)
- AZ Airport Zone
- HM Heavy Manufacturing
- I Industrial
- LM Light Manufacturing
- LM1 Light Manufacturing (1)
- MS Manufacturing/Shipping
- P Public Use
- R4 Residential/High Density
- R4A Residential/High Density Two (A)
- R4B Residential/High Density Two (B)
- R3 Residential Medium Density
- R2 Residential Low Density
- R1 Residential Low Density



Most proposals add additional capacity for growth. Some of the proposals add a significant amount of extra capacity.

Anticipated growth in next 20 years under current zoning provisions

25 new dwelling units



*Note:
See Planning
Commission
Recommendation
(dated 3/14/16) for
recommended changes
to this map

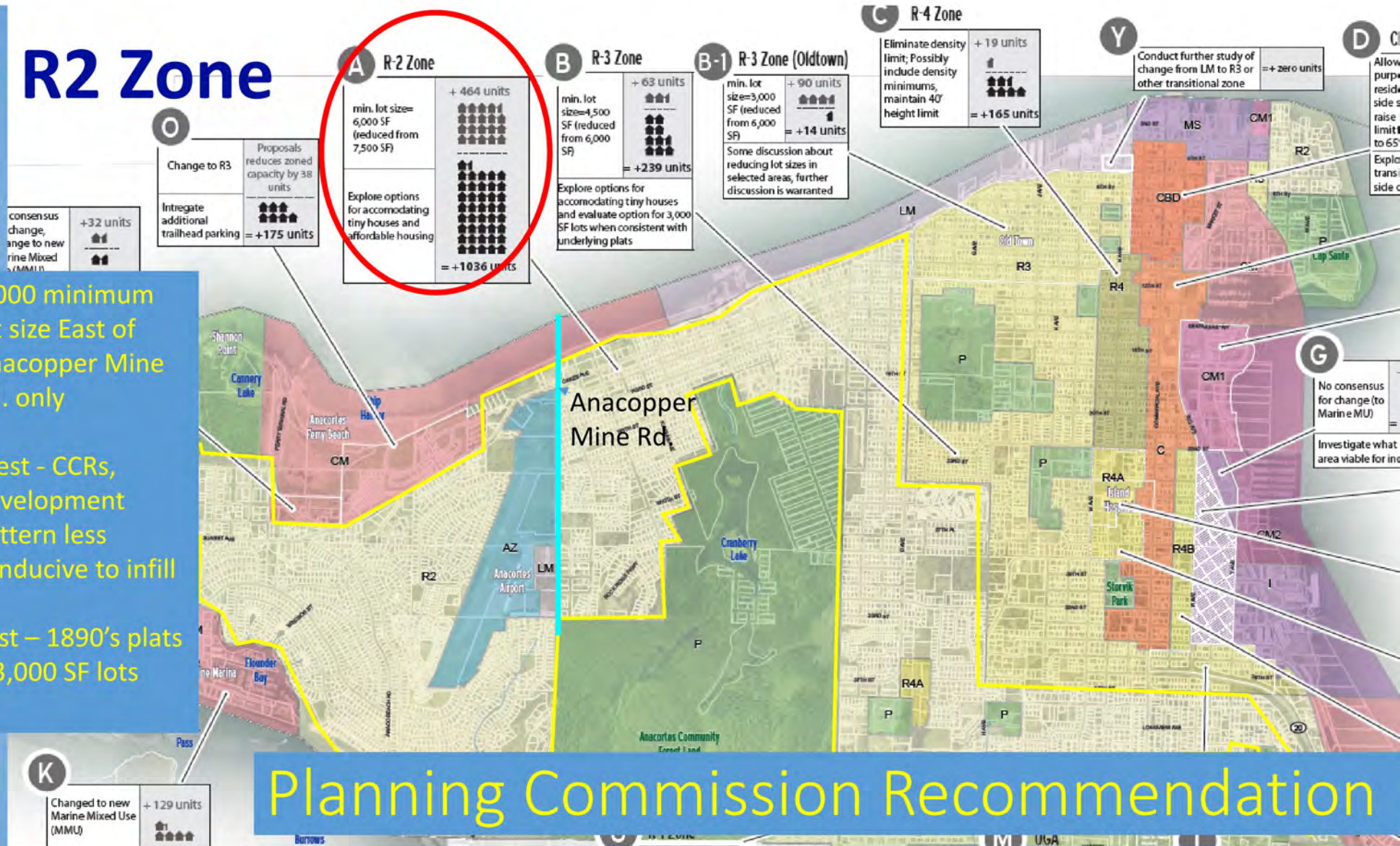
Exhibit 90

Anacortes Forecast Growth and Estimated Capacity

	2015 Count	2036 Initial Allocations	2015-2036 Forecast Growth	Estimated capacity (under current zoning regs)	Estimated capacity (with PC-recommended changes to future land use map)
Population	16,398 people	22,293 people	5,895 people (2,620 DUs)	5,220 people (2,320 DUs)	7,083 people (3,147 DUs)
Employment	8,404 employees	10,480 employees	2,076 employees	3,274 employees	3,274 employees

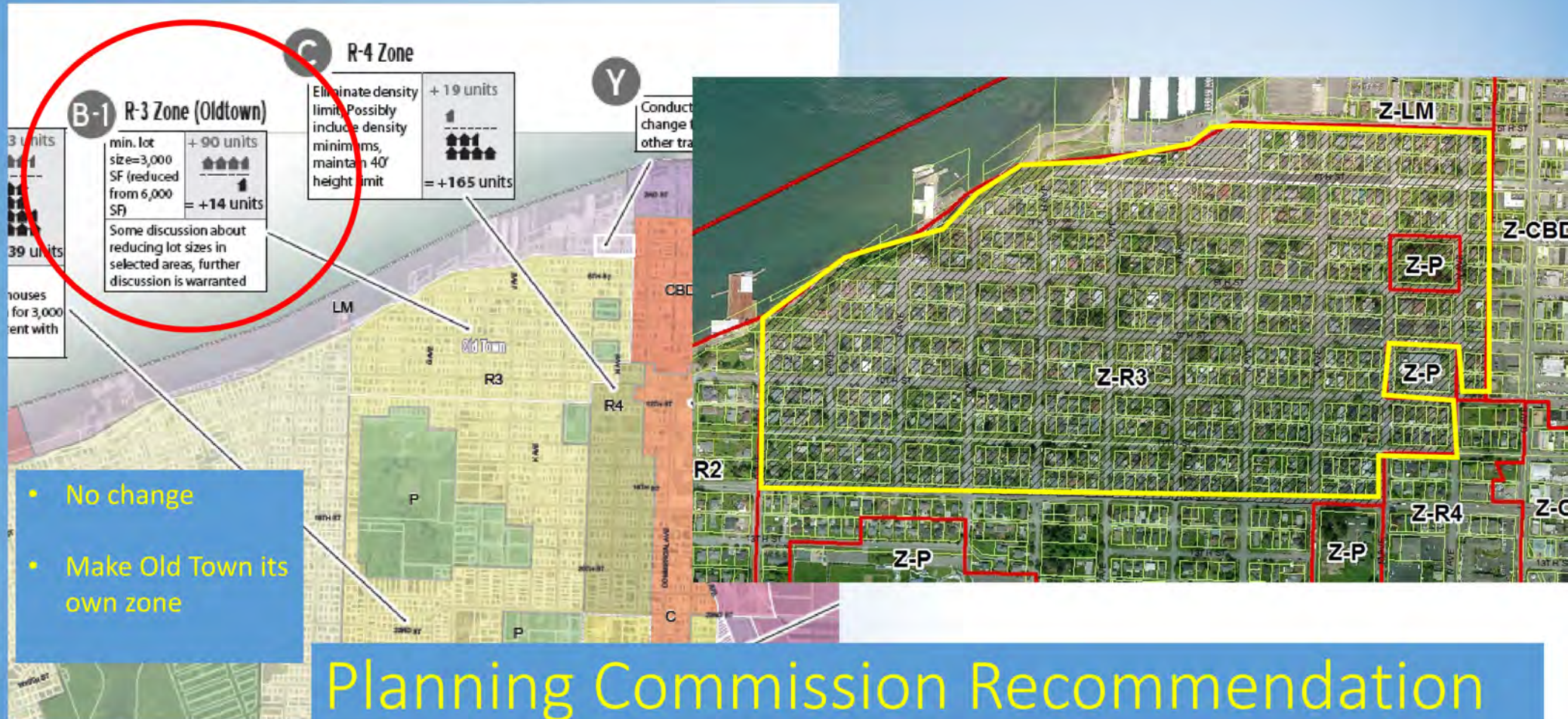
A: R2 Zone

- 6,000 minimum lot size East of Anacopper Mine Rd. only
- West - CCRs, development pattern less conducive to infill
- East – 1890's plats – 3,000 SF lots



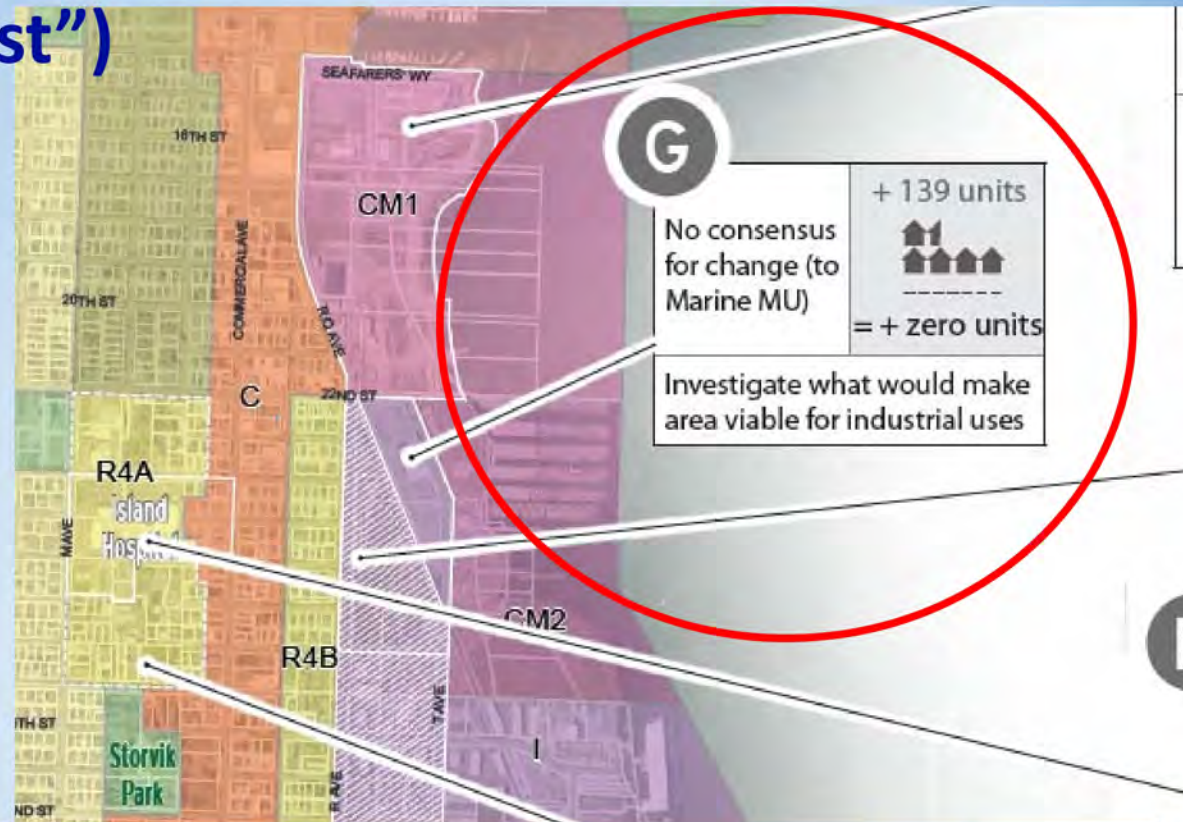
Planning Commission Recommendation

B-1: Old Town Overlay



G: R to T Ave. between 22nd & 28th

("MJB Central & Southwest")



Planning Commission Recommendation

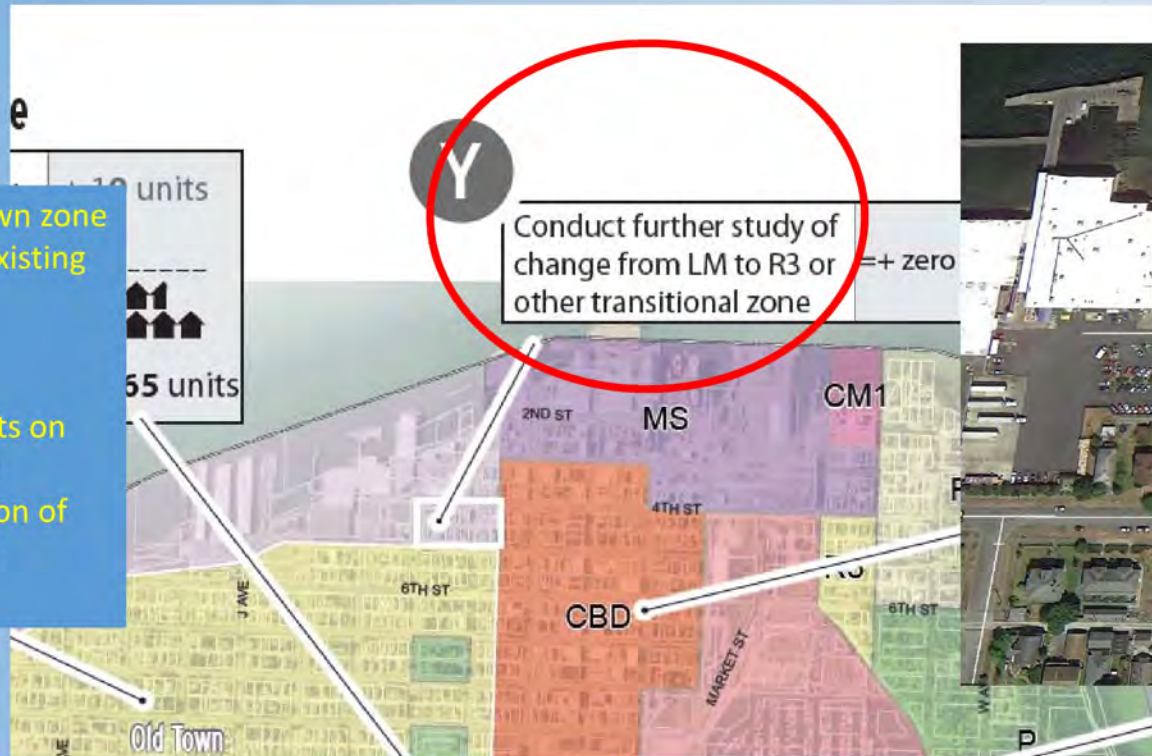
O: CM Zone near Ship Harbor (SJP, Portalis, etc.)



Planning Commission Recommendation

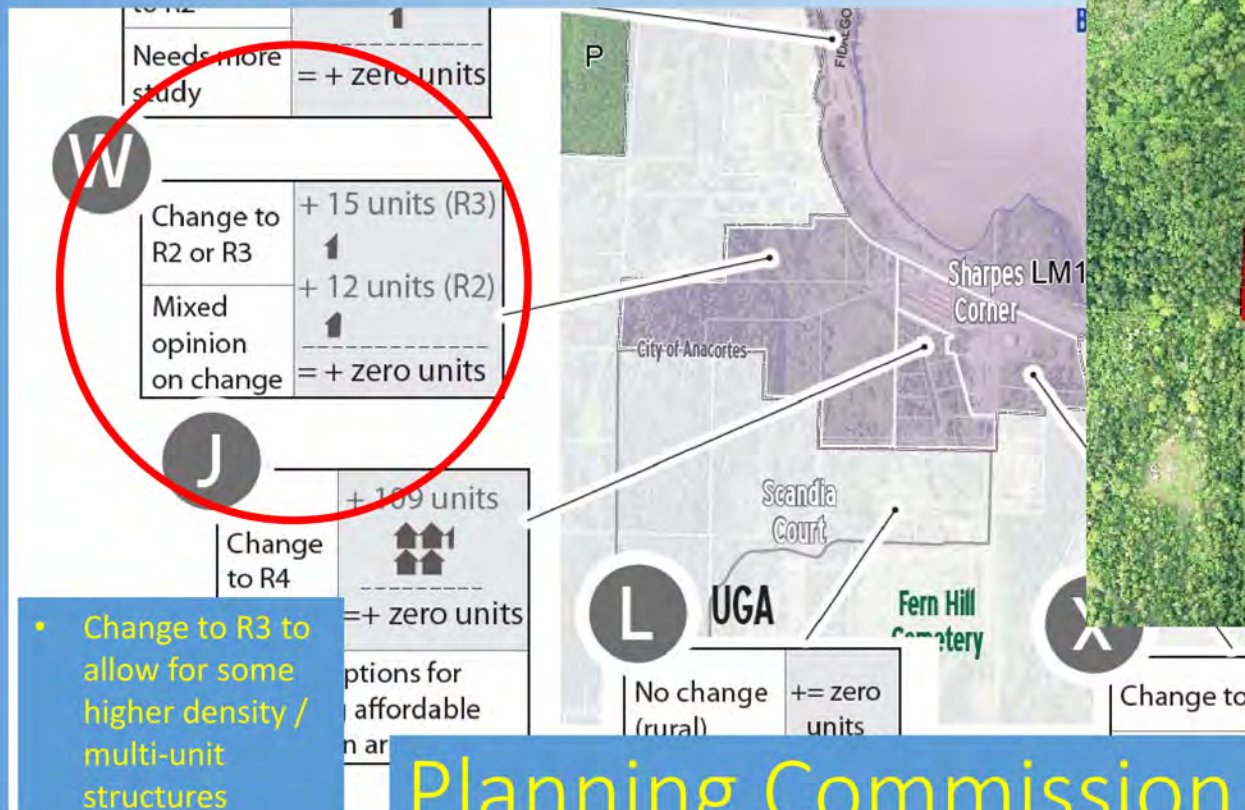
Y: LM Zone – 1.5 blocks near Trident

- Change to Old Town zone to better match existing development
- Note:
Consider impacts on existing MF and potential creation of nonconforming structures



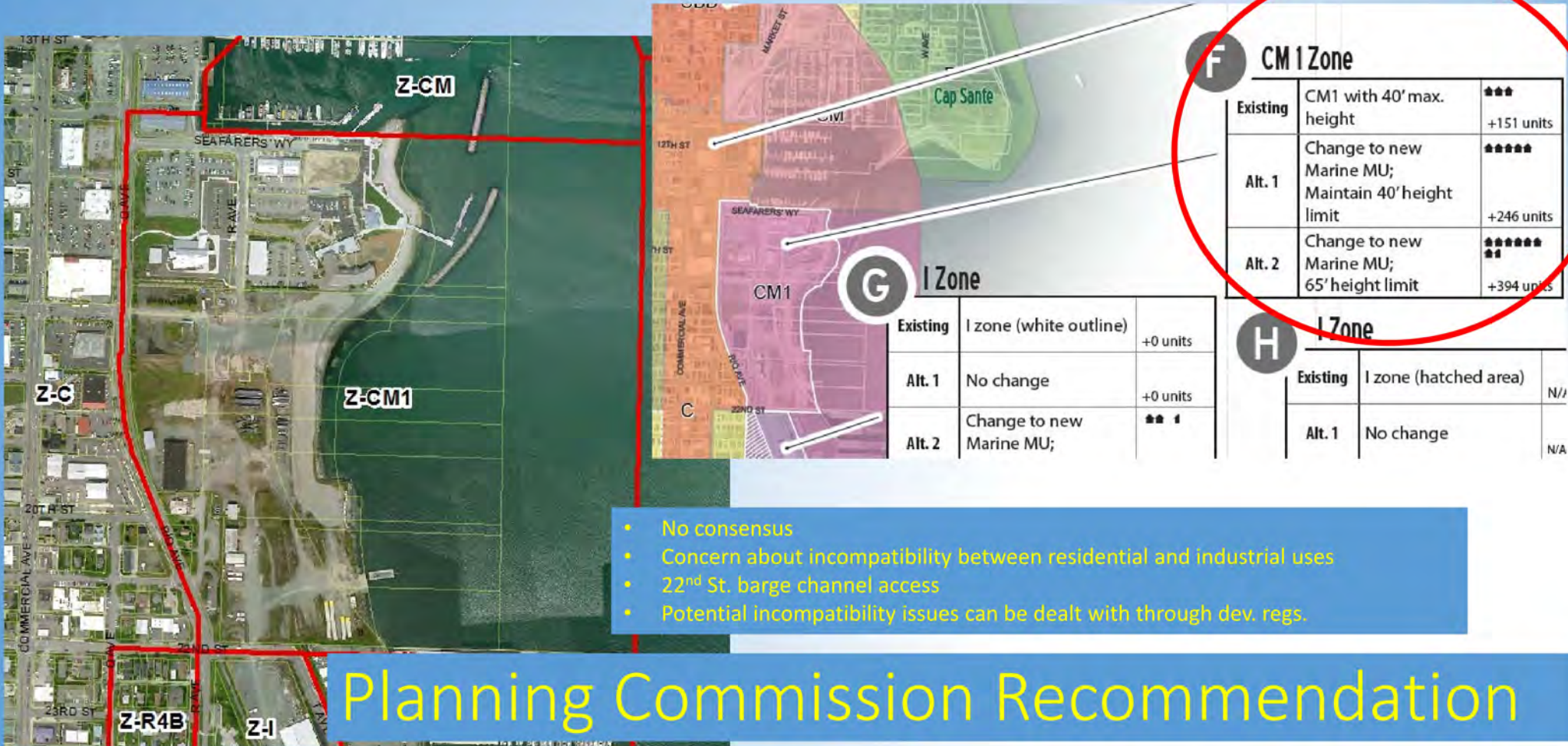
Planning Commission Recommendation

W: LM1 zone west of Sharpe's Corner Business Park

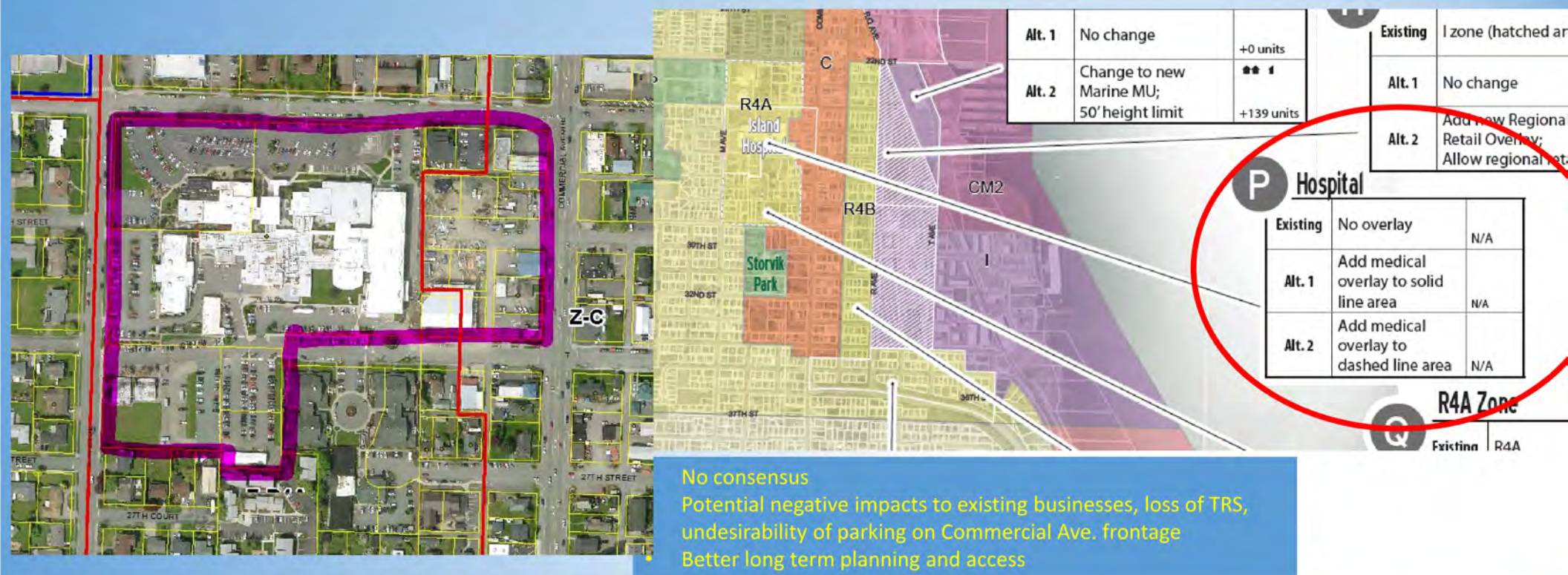


Planning Commission Recommendation

F: Waterfront (14th to 22nd, east of R Ave.

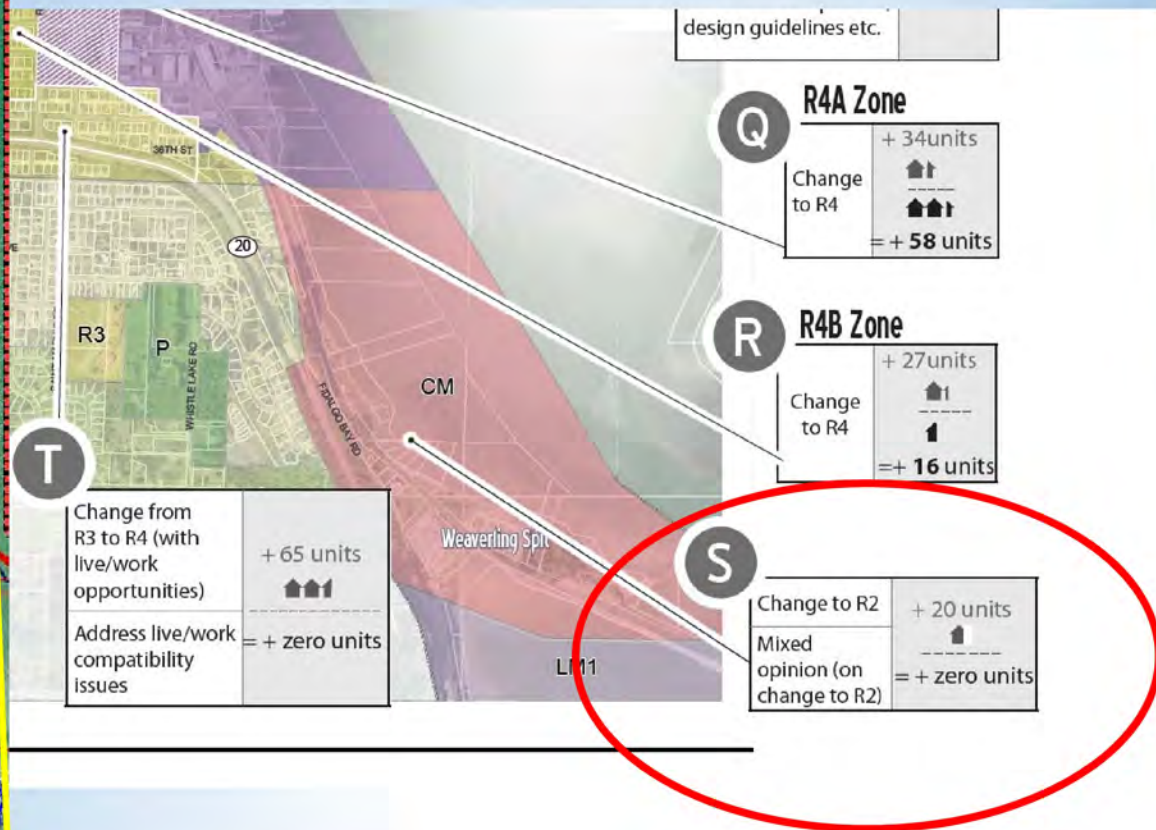


P: Island Hospital R4A/C zone area



Planning Commission Recommendation

S: CM zone near Weaverling Spit



V: LM1 zone north/east of Fidalgo Bay Rd. and SR20 adjacent to Fidalgo Bay

Re-evaluate in 5-10 years

V

Change to R2	+ 12 units 1
Needs more study	= + zero units

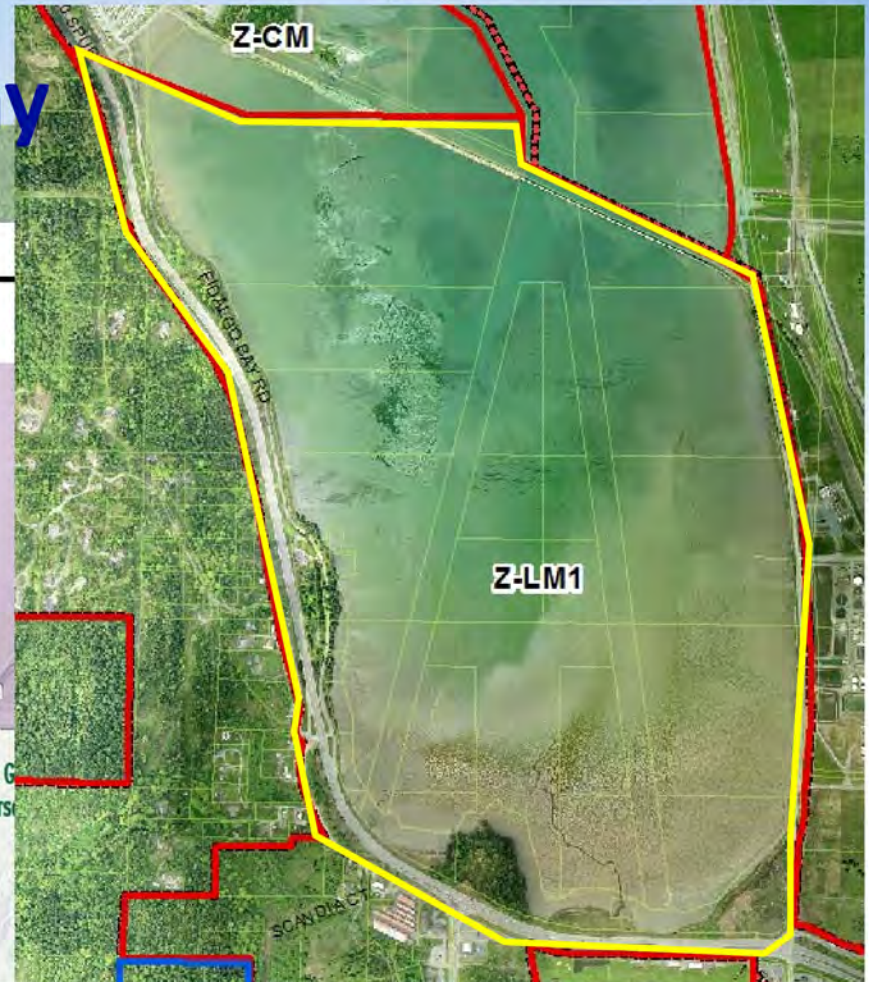
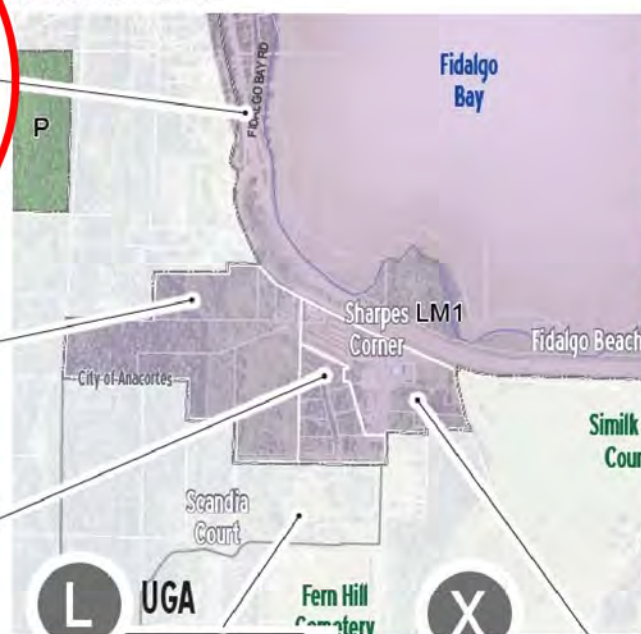
W

Change to R2 or R3	+ 15 units (R3) 1
Mixed opinion on change	+ 12 units (R2) 1 = + zero units

J

Change to R4	+ 109 units 3 = + zero units
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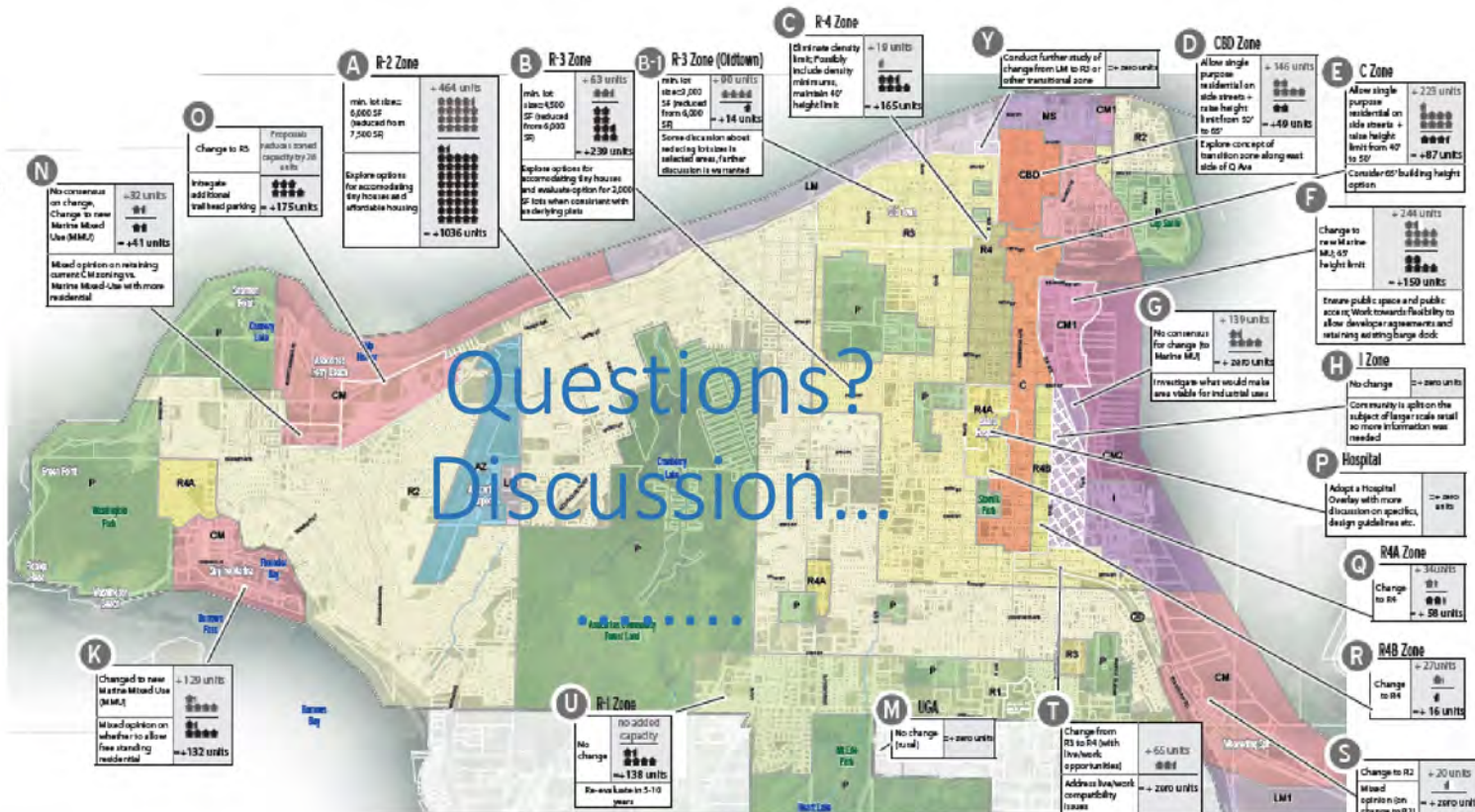
MARCH POINT



Proposed Land Use Designations (as directed by City Council) August 13, 2015

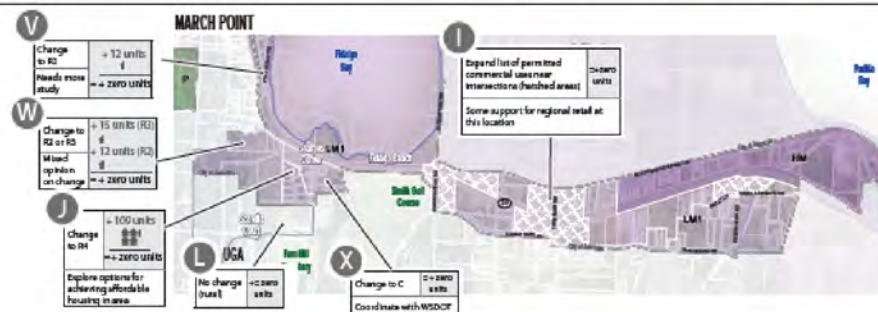
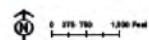
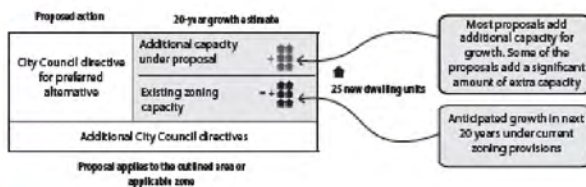
Existing Zoning

- Central Business District**
 - CBD Central Business District
 - C Commercial
 - CM Commercial Marina
 - CM1 Commercial Marina (1)
 - CM2 Commercial Marina (2)
- Airport Zone**
 - AZ Airport Zone
- Heavy Manufacturing**
 - HM Heavy Manufacturing
- Industrial**
 - I Industrial
- Light Manufacturing**
 - LM Light Manufacturing
 - LM1 Light Manufacturing (1)
 - MS Manufacturing/Shipping
- Public Use**
 - P Public Use
- Residential High Density**
 - R4 Residential High Density
 - R4A Residential High Density Two (A)
 - R4B Residential High Density Two (B)
 - R3 Residential Medium Density
 - R2 Residential Low Density
 - R1 Residential Low Density



Questions?
Discussion...

Legend for Proposals



*Note:
See Planning
Commission
Recommendation
(dated 3/14/16) for
recommended changes
to this map



City Council Agenda Bill

Meeting Date: 3/21/2016 **Agenda Item:** #7d

Subject: 2016 Comprehensive Plan Update Review – Land Use & Housing Elements

Staff Contact: Libby Grage, Planning Manager

Approved for Submittal to Council by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director

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

Summary Statement: The Planning Commission completed its review of the 2016 Comprehensive Plan update on March 9, 2016 and their recommended version of the document is now ready for City Council review. The Land Use and Housing elements are scheduled to be discussed at tonight's meeting.

Background: The City is conducting a periodic update of its Comprehensive Plan as required by the Growth Management Act.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: City Council has been continually updated and involved in the update process over the last few years.

Competing Viewpoints Considered: See attached matrix of public comments and responses.

Recommended Motion: N/A – discussion only.

Alternative Actions: N/A

Attachments (listed in order presented):

[Land Use Element Staff Report](#)
[Public Comments/Responses on 1st Draft – Land Use Element](#)
[Key Supporting Documents and Reports List / Links](#)



DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

DATE: March 15, 2016
TO: Anacortes City Council
FROM: Planning, Community & Economic Development
SUBJECT: March 21, 2016 CC Meeting
2016 Comprehensive Plan Update: **Land Use Element – Staff Report**

Element Focus:

The Land Use Element focuses on land use capacity to meet projected growth, desired land use patterns, community design, historic preservation, resource protection, community gathering spaces, healthy community provisions, regional coordination, and a focus on special planning areas.

Background:

General

In general, the proposed policy language in the draft is consistent with the direction of the 2012 Comprehensive Plan. Changes are included to clarify and refine language, to ensure consistency with other city and regional planning documents and to make updates to the Future Land Use Map. The proposed changes to the Future Land Use Map (attached) provide increased capacity and flexibility in achieving community growth goals and do not represent significant changes to the City's overall land use pattern, but rather promote compatible infill development. Direction to implement design standards for multi-family, commercial and small lot development are included as a new item of focus.

Residential and Employment Capacity

The plan update includes updating Anacortes growth targets for the subsequent 20-year planning period – out to 2036. The Growth Management Act Steering Committee (GMASC) adopted initial growth targets for Skagit County and its Cities to use for planning purposes as part of their 2016 Comprehensive Plan updates. At its meeting on [May 18, 2015](#), the Anacortes City Council voted 6:1 to endorse the initial population and employment targets, and these targets have been used for update. The following table shows the initial growth targets and Anacortes's estimated capacity under current regulations, and then with proposed changes to land use designations consistent with the Planning Commission's recommendations.

	2015 Count	2036 Initial Allocations	2015-2036 Forecast Growth	Estimated capacity (under current zoning regs)	Estimated capacity (with PC-recommended changes to future land use map)
Population	16,398 people	22,293 people	5,895 people (2,620 DUs)	5,220 people (2,320 DUs)	7,083 people (3,147 DUs)
Employment	8,404 employees	10,480 employees	2,076 employees	3,274 employees	3,274 employees

Planning Commission Review

The Planning Commission completed their review of the 2016 Comprehensive Plan update and issued their recommendation to City Council on March 14, 2016. The recommendation contains several recommended changes to the Proposed Land Use Designations Map (dated 8/13/16).

Public Comments on 1st Draft – 2016 Comprehensive Plan Land Use Element

Approximately 110 public comment letters were received from October 27, 2015 through February 10, 2016 regarding the First Draft of the 2016 Comprehensive Plan. Copies of the original letters are available here: http://www.cityofanacortes.org/public_comments.php.
The following is a summary of comments, concerns and suggested changes along with staff responses.

#	From	Comment(s) Summary	Staff Response	Action Taken
88	Anacortes Historic Preservation Board (AHPB)	LU-3.5 – AHPB Board is not prepared to administer saleback/leaseback, or property donation/acquisition	These are listed as examples of methods to achieve historic preservation, not necessarily programs the City currently administers. But it could in the future.	None.
88	AHPB	LU-8.2 – can historic/cultural preservation goals be added here?	Agree.	LU-8.2 revised to include recommended language.
88	AHPB	LU-9 (9.4 & 9.5) do these policies relating to protection of industrial lands from encroachment of incompatible uses conflict with Historic/Cultural preservation and Public Access goals?	LU-3.2 supports crafting zoning to maintain a balance between accommodating growth and preserving historic resources/character.	None.
88	AHPB	Could a legend be added to Table LU-2?	Agree.	Legend added.
88	AHPB	Will 2015 information be available for H-5 through H-7 and ED-26?	The existing conditions reports were prepared at the outset of the update process several years ago. While updated data may be available for various items, due to limited staff time and resources, staff has had to weigh the time required to make updates to data, charts, graphs with the benefit the information would provide.	None.
88	AHPB	Request adding an “Overview of Historic Preservation” to Volume 2 (attached to AHPB comment letter)	A map depicting properties on the register and other information could be a good addition to Volume 2.	None.
90	Franz	Various suggestions to incorporate Low Impact Development text into the plan.	Agree.	Changes generally made per suggestions, where appropriate.
91	Adams	LU-7 and LU-7.1- suggest adding: “Consider closing off a portion of downtown to all vehicles except passenger shuttles	This suggestion may be more of an implementation detail. LU-7.1.D directs that the downtown should be	None.

#	From	Comment(s) Summary	Staff Response	Action Taken
		to increase pedestrian safety, reduce pollution, and create a welcoming public square".	emphasized as the primary gathering space for Anacortes, and identifies several broad methods for accomplishing this.	
91	Adams	LU-8 – If goal is to “enhance visual access to the water”, which is stated in other places (such as EC-2.2) since connecting to the water is a high value for people, why are we leaving open the possibility of 6-story buildings on the waterfront?	The intent of Goal LU-8 is to promote revitalization of the area, while providing visual access to the water from public spaces, not necessarily all spaces. Implementing zoning regulations and design standards will provide more detailed information regarding under what circumstances taller buildings may be permitted.	None.
100	Johnson	General comments about residential density. The community should plan for modest increases in density, in all residential neighborhoods, while also rezoning appropriate areas for high density multi-family development.	Comments noted. The current proposal includes some decreases in minimum lot sizes in residential zones and policies aimed at encouraging higher density development in multifamily and mixed use zones.	None.
100	Johnson	Medical facilities should not be a permitted use in any Commercial zone because they squeeze out retailers and remove the property from the sales tax revenue stream.	Comments noted. Current development regulations allow medical facilities (clinics) as a conditional use in the Commercial zone.	None.
100	Johnson	The City should encourage the School District and other entities (Port of Anacortes) to develop comprehensive plans and incorporate that plan with the City Comp. Plan, including coordination of public gathering spaces.	Capital facilities planning for schools is conducted by the Anacortes School District. Policy CF-1.6 encourages City coordination with ASD to ensure consistency between plans. Multiple policies throughout the plan encourage coordination and partnerships with the Port of Anacortes and other entities (ED-1.10, ED-8, PR-2.3, etc.).	None.
100	Johnson	Proposed language to develop policies, permitting and fee structures to encourage preservation of existing buildings.	Policy LU-3.2 directs consideration of techniques to integrate incentives and/or site design flexibility for preservation and/or reuse of historic structures.	None.
100	Johnson	Proposed changes to LU-6.1 to specify minimum density and list R1 and R2 under the “small lot single family” description and to encourage duplexes and triplexes in R2 zone.	Comments noted. The PC recommended no change to the R1 designation and potential reduced minimum lot sizes only for the R2 zone east of Anacopper Mine Road.	None.
100	Johnson	Do not allow single purpose residential units on side streets of the CBD between O and Q Ave.	Table LU-1, Central Business District, currently states that “active uses are required on ground floor along Commercial Avenue and key side streets”. Further work will be needed during the development regulation update stage to identify specific areas where single purpose multi-family may be allowed and under what conditions.	None.

#	From	Comment(s) Summary	Staff Response	Action Taken
100	Johnson	LU-7.1.E - Eliminate the word "Downtown" for a new City Hall	Agree.	Change made per suggestion.
100	Johnson	Add language about encouraging construction of a Public Transit Center in the Downtown, not necessarily in the CBD	Policies T-2.8, T-2.28 and T-2.30 relate to location of transit facilities to simplify access for pedestrians and bicycle patrons, working to expand local transit service and supporting SKAT in providing regular, dependable citywide transit service.	None.
100	Johnson	Proposed new policy under LU-9 - Encourage the continued flexibility and development of those uses, in LM zones that explicitly recognize existing non-manufacturing uses.	The intent of this comment is unclear.	None.
108	McLachlan	Businesses that attract large numbers of people should not be in residential areas.	LU-6.2 provides direction to protect the character of existing single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	None.
112	Barnes	Many of the land use changes proposed for R2 and R3 appearing as policies in the text and notes on the CP map appear to conflict with the goal they are supposedly intended to implement – LU-6 – Preserve and enhance the quality, character and function of Anacortes's residential neighborhoods.	A key aspect of this Comp plan update is the direction to adopt design standards for small lot single family development to promote compatibility between new development and surrounding areas. Important concepts include requiring pedestrian friendly design (covered entry, minimize impacts from garages and driveways on street), standards for usable open space, maximum floor area ratio to ensure proportionality to lot, etc. to assist in achieving sensitive infill development.	None.
112	Barnes	Change in prior position on growth is unexplained – WWTP was sized to provide capacity for buildout at existing zoning densities and areas with some room to spare. Previous position was to refuse GMA population allocations that exceeded capacity of current zoning, land area and sewer capacity. What are the financial implications of expansion of WWTP?	Analysis provided in the City's 2015 Wastewater Comprehensive Plan demonstrates that the WWTP has capacity to treat sewage associated with the current population as well the projected 2036 build-out population and beyond, including a volume of infiltration and inflow (I&I) typical for a city the size of Anacortes. The condition of Anacortes' sewer collection system is such that the volume of I&I is much greater than typical which has caused the hydraulic capacity of the WWTP to be exceeded at times and has, on occasions, caused the sewer collection system to overflow. The cause of the problem is the poor condition of the collection system, not the WWTP, and the solution is not at the WWTP.	None.

#	From	Comment(s) Summary	Staff Response	Action Taken
			The preferred solution to the problem is to increase the I&I reduction program and repair the collection system. Another solution would be to provide storage volume in the collection system. No expansion of the WWTP is warranted.	
112	Barnes	Growth allowed under existing codes, including ADUs, PUDs, mixed use, redevelopment should be properly analyzed. Current version of FLUM provides more capacity than is needed to accommodate growth; would adversely impact existing neighborhoods Changes to zoning should be made solely on basis of achieving desired growth patterns and functional relationships while preserving character of existing neighborhoods, not because of an erroneous need to accommodate projected growth.	The land capacity analysis did not include ADUs in estimates. In 2015, 7 accessory dwelling unit permits were applied for. The prior 5 years, an average of 3 ADUs/year were applied for. If the 2015 total is carried forward, a total of 140 accessory units could be expected to be created over the next 20 years. Mixed use development of vacant areas and mixed use redevelopment were considered in the land capacity analysis. Market factor and context deductions were made to account for property owners that may not choose to redevelop, to account for percentage of land expected to develop with commercial uses and other factors. Not much, if any, of this type of development has occurred in recent years, so solid examples in the local market on which to base assumptions were not available. The proposed changes to land use designations shown on the Proposed Land Use Designations map are based on community input at workshops, CAC recommendations and PC/CC input over the past several years, and are intended to achieve a wide range of goals in addition to accommodating projected growth. These include promoting vitality in CBD and commercial areas by encouraging more round-the-clock uses, providing more diverse housing choices and increasing affordable housing options, and promoting infill in existing areas already provided with services to reduce sprawl and reduce environmental impacts.	None.
112	Barnes	The limited area of high density residential zoning is being diminished by commercial/medical development intrusion thru permitted and conditional uses. Residential capacity	Comment noted. This proposal warrants additional study to identify potential impacts on existing medical-	None.

#	From	Comment(s) Summary	Staff Response	Action Taken
		should be protected by further placing restriction on commercial, medical, industrial expansion in R4 zones.	type development in R4 zones, and to more fully evaluate appropriate alternative locations for said uses.	
112 116	Barnes Derig	Policy LU-1.5 – This policy should address a precise zoning boundary definition that honors historical and existing land/water uses and separations. Suggests the original high tide meander line survey.	Comment noted. Additional study of these issues is proposed to occur after the current Comp Plan update is completed as time and resources allow.	None.
113	Christiansen	People have made considerable investments in their properties, particularly the R3 zone, and they will be adversely affected by a reduction in minimum lot sizes.	Comment noted. See response to comment #112 above.	None.
113	Christensen	Suggests re-negotiation of the residential growth allocations to sacrifice growth to jurisdictions that have room to grow or converting land along Fidalgo Bay to residential zoning.	The growth allocation process is a cooperative process between Skagit County and the Cities. Based on City Council direction, the update process has proceeded utilizing the initial growth allocations adopted by GMASC.	None.
113	Christensen	Suggests the inclusion of a section on Financial Planning in the Comp. Plan. to better understand the differences in costs and revenue generation caused by various types of development.	Comment noted.	None.
118	Lauridsen	The draft housing/land use plan represents a fundamental deregulation of housing development inconsistent with the vision, values and many of the proposed goals and policies. We have more than enough land capacity to absorb the projected growth. Changes in zoning regulations should be designed to implement our vision for the city.	Comment noted. See responses above to comment #112. Proposed land use policies include direction to monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.	None.
135	Richardson	These comments include extensive suggested changes in track change format throughout the entire Volume 1 document. Many of the proposed changes are format and grammar-related, suggestions to wording to improve clarity, and other recommendations intended to better convey the intent of various goals/policies. Some non-grammatical proposed changes included: - Add uses that serve as neighborhood gathering places (i.e. coffee shop, community center, etc.) as conditional uses to the R2 and R3 zones - Remove medical uses, beauty salons, mortuary, nurseries from the permitted uses in the R4 zones to enhance the residential character	The extent of suggested changes is extensive and staff was not able to list out separately each proposed change and provide a response in this document in an efficient manner. Many of the suggested changes were made. - Added as 'special topic to explore' in the Residential Medium and Residential High Density zones. - See response to comment #112, above.	Various changes made throughout the document.

#	From	Comment(s) Summary	Staff Response	Action Taken
		- New proposed special topics to explore under the MMU, LM zones - In various policies - add language about incorporating design standards into the zoning code rather than creating a separate design review process	- Not included because the proposed topics are already addressed in other goals/policies. - Too detailed for Comp. Plan – specifics of design standards administration/review processes can be evaluated during their development	
144	Turpie	Develop a Transfer of Development Rights Ordinance	EC-1.4, LU-4.6 encourage exploring the feasibility of a program similar to TDR.	None.
144	Turpie	Major conflicts exist between numerous goals and policies in the Comp Plan, GMA and Envision Skagit 2060 document. Smaller lots and dwelling units as proposed in some of the Comp Plan proposals would be in conflict with existing neighborhoods and do not preserve and enhance their quality and character.	See response to comment #112, above.	None.
169	Richardson	Comments about reasons to have a cushion of extra lots even if there is theoretically enough vacant land under current zoning to build the number of units we are required to plan for.	Comments noted. A frequently assumed rule of thumb is that development capacity should be at least 20% greater than the target in order to ensure that the market is not unduly constrained by limited capacity.	None.
182	Perkins	How is adding more residents which will add more congestion going to make life nicer in Anacortes? Squeezing more people into Anacortes isn't for the betterment of the people of Anacortes, it is for the betterment of the "business people" of Anacortes.	Comments noted.	None.
185	Blais/MJB	In the Table LU-1, MMU designation: Remove the word "maximize" when discussing marine access and views. Uses should be required to provide for, not maximize. Maximization would only be provided through no development whatsoever.	Agree.	Language revised.
185	Blais/MJB	In Table LU-1, MMU designation, residential uses should be allowed as a primary use.	Based on public input for the property between 17 th & 22 nd St., providing for a special mix of uses was identified as being key, whether vertically in the same building, or horizontally.	Revised to include allowed single-purpose residential structures provided a horizontal mix of uses is provided on the site.

#	From	Comment(s) Summary	Staff Response	Action Taken
185	Blais/MJB	In Table LU-1, CM designation, the design and orientation of large and multi-story buildings should not be conditioned on maximizing public marine views. Suggest replacing with language about providing view corridors instead of regulating building orientation.	Agree.	Language revised.
185	Blais/MJB	In Policy LU-8.1(D) – design standards that regulate building orientation should not be put into place.	This referenced policy does not discuss regulating building orientation, only that the design enhances physical and visual access to the water from public spaces.	None.
185	Blais/MJB	Policy LU-8.3(A) – not all industrial-zoned land south of 22 nd St. is already tailored to marine uses. Businesses that are permitted in the zone, whether large or small, should be allowed. Land should not be preserved in perpetuity if, following rezoning procedures, it can be determined that the site no longer fits within its existing zone.	If conditions and community's vision change in the future, the policy may become out of date, and an update may be warranted. Language was intended to encourage small industrial businesses, not limit the size of potential businesses.	Removed "small".
185	Blais/MJB	Policy LU-8.3 (B) & (C) - City wide policies should not be enacted that only encumber one private property owner. To do so is commensurate with a regulatory taking.	Comment noted.	Changes made to clarify intent.
185	Blais/MJB	Policy LU-8.3 (D) – it should be noted that private businesses and land owners do not have the burden of creating a work yard that is open to businesses and general public.	Comment noted.	Changes made to clarify intent.
185	Blais/MJB	Policy LU-8.4(A) – request add the words "where safe and practicable". It should not be a policy to enhance physical access to the water if that access is not safe or significantly interferes with waterfront operations.	The 2010 SMP addresses this issue in Public Access Policy 7.3.5 which discusses provision of off-site access improvements if it is shown that physical public access on a site is incompatible due to reasons of safety, security or impact to the shoreline.	None.
185	Blais/MJB	Policy LU-8.4(E) regarding providing for building heights up to four stories with ability to go to six stories via incentives – request deletion of this section.	Public input has been that changes to allow potential increases in development flexibility/potential for property owners should also result in a community benefit.	None.
185	Blais/MJP	Policy LU-8.4(J) regarding location and design of off-street parking – request replacing the word "minimize" with "reduce"	Comment noted. Impacts should be minimized.	None.
186	Guterbock	Goal LU-1.4 – add verbiage that encourages land use designations that will reduce dependence on CUPs.	Proposed goals and policies, including direction to develop design standards, are intended to provide more certainty for developers and neighbors and reduce reliance on CUPs.	None.

#	From	Comment(s) Summary	Staff Response	Action Taken
186	Guterbock	LU-1.6 – base zone designations for higher density zones on design and massing standards rather than units per acre	Table LU-1, Residential High Density, does not have a prescribed density limit, except in areas away from downtown and south Commercial Ave. Policies propose development of multi-family, commercial and small lot design standards.	None.
186	Guterbock	LU-4 – Sustainability needs a definition.	Comment noted. The term “sustainability”, as used in the Anacortes Comp. Plan, is further defined in the values statements on Page I-9.	None.
186	Guterbock	Subarea plans – add “Health Care zone around hospital” to list of subarea plans	A Medical Overlay zone is proposed in Table LU-1 (p. I-19).	None.
189	Shell Oil Products US	Encourage the City to support continued viability of the Heavy Manufacturing zone and consider goals and policies that encourage continued and appropriately expanded industrial and manufacturing development in the community.	See Table LU-1 (P. I-18) for HM purpose and allowed uses and density; and Goal LU-9 and associated policies.	None.
193	Johnson	Add a new policy – no buildings built before 1930 shall be converted from a conforming use to a nonconforming use without review by a historical building committee.	Comment noted.	None.

Future Land Use Map comments

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
93, 123, 191 (Hegg); 100 (Johnson); 101 (Lucke); 106 (Leistriz); 107 (Longworth); 111 (Vitale); 120, 121 (Johnson); 122, 124 (Barnes); 126 (Brown); 139 (Pellegrin); 140 (Eigenbrood); 141 (Mills); 144 (Turpie); 145, 159 (Gatton); 146, 160 (Lebl); 148 (Karwoski, J.); 151 (Kiehl); 152 (Goussoub); 153 (Hampton-Pedersen); 154 (Hicks); 156 (Nacht, E.); 157 (Nacht, L.); 158 (Perez); 162 (Decker); 163 (Curran); 164 (Kitzan); 165 (Merkel); 166	Map Letter O (San Juan Passage / Portalis / Ship Harbor areas) Area should be changed from the existing Commercial Marine (CM) designation to a single family residential designation that is consistent with the built character and density of existing neighborhoods, recognizes the environmental sensitivity of the area, limits traffic impacts, etc. (R2 or a new zone). Consider developing a Ship Harbor Area subarea plan, that includes planning for residential areas and adjacent CM area at State Ferry Terminal.	In 2013, the property owner, GDR Lending, submitted a Comp Plan Map Amendment request to change the designation from CM to R2 or R3. The property owner has not submitted any additional correspondence since their original application. Recent development in the area (permitted through CUP and/or PUD processes) consists primarily of detached single family residential units on lots ranging in size from approximately 5,000 square feet to 15,000 square feet. Portalis includes several multi-unit structures near the Oakes Ave. portion of the site.	Planning Commission recommended that the area identified by Letter O on the map be redesignated to R2 with a minimum lot size of 6,000 square feet. Note – should the CM area waterward of the shoreline in this location and east also be redesignated?

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
(Webb-Robbins); 167 (Davidson); 168 (Karwoski, M.); 170 (Lebl/DeWitt); 174 (LeBlanc); 176 (San Juan Passage HOA); 177 (Starr); 178 (Brechlin); 179 (Partch); 180 (MacLeod); 183 ("Portalis Residents"); 184 (Turpie); 188 (Vassalo)		Existing development has an overall density of approximately 5 du/gross acre (232 units / 43 gross acres). (SJP – 100 units Portalis – 116 units Channel Landing – 16 units)	
95 (Lawrence)	Carry the "regional retail" to cover the north side of the intersection of Highway 20 and Reservation Road.	The Planning Commission did not address this in their review. Could consider adding locational criteria to the LM1 and HM designations on page I-18. Consider changing HM designation to LM1 for properties fronting SR20 between existing LM1/HM zone boundary and Reservation Rd/SR 20 intersection properties. Potential considerations could be property size, use, visibility along highway, access to rail, etc.	None.
181 (Moore)	Property at intersection of Molly Lane and Reservation Road (9121) should be moved into a more retail friendly zoning than the LM1 zone	The Proposed Land Use designation map proposes expanding the list of potential permitted commercial uses near intersections in the LM1 zone. Should the HM intersection at SR20/Reservation Rd. be considered?	None.
99 (Scarzafava)	Map Letter P (Island Hospital proposed Medical Use Overlay) The Hospital's master plan is to level thriving businesses and turn them into a parking lot. The proposal will destroy property values by making it impossible for businesses to have a fair opportunity to sell or expand. The Medical Use Overlay proposal would give the Hospital Carte Blanc (sic) along the overlay to do what they would like without regard to city or community planning.	As proposed, the overlay would be a designation on top of the existing zoning (R4A and C), and would <i>add</i> to the permitted uses in the C zone. Existing uses would continue to be permitted outright and would not be made nonconforming by the proposal. The Planning Commission did not come to a consensus on a recommendation for this item. Some commissioners felt that extending the proposed Hospital Overlay area to Commercial Ave. would have a negative impact to existing businesses within the proposed overlay area, and	The Planning Commission did not come to a consensus on this item.

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
		were concerned with the potential loss of taxable retail sales along Commercial Ave. due to conversion of the property to hospital uses. Another concern was the potential for the proposed overlay area along Commercial Ave. to be developed as parking, as depicted on Island Hospital's long range planning documents. It was suggested that the overlay extend only as far east as the north/south alley behind the parcels fronting on Commercial Ave. Other Commissioners were in support of the extension of the overlay to Commercial Ave. and felt it would help facilitate better access and allow the hospital to make long term plans needed to continue to provide services to the community. A majority of the commissioners were in favor of allowing increased height for the hospital provided design standards were developed.	
190 (Richardson)	Map Letter P (Island Hospital proposed Medical Use Overlay) Suggest changing the R4A zone to a new Medical zone – instead of being primarily a residential zone with medical uses permitted, it would be primarily a medical zone with residential uses permitted, including assisted living and congregate care. Remove hospitals and clinics as permitted or conditional uses in what is now R4 and R4B. Do not extend overlay to Commercial Ave. - Hospital does not need highway frontage to attract customers and would remove valuable commercial property from the property tax rolls.	Comments noted. The current R4A zone contains many non-medical related facilities, including multifamily structures, police station, national guard facility, etc. Staff recommends further study of the potential impacts of this concept, if desired by CC, prior to including this proposal in the current update.	None.

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
100 (Johnson)	Map Letter R (R4B Zone) R4B should be changed to Commercial.	The City Council is currently undertaking an analysis of retail needs in the City, the results of which should help define land use policy. If it is determined that additional land for commercial/retail development is needed, this area could be a candidate; however potential impacts to residential capacity and other issues would need to be understood and addressed.	None.
100 (Johnson)	Map Letter E (C Zone) Alternative 1 should be adopted for Commercial Zone.	Comment noted. Alternative 2, which considers multi-family on side streets and increased height to 50' or 65' is currently proposed.	None.
100 (Johnson)	Map Letter N (CM Zone on Ferry Terminal Rd.) CM zone on Ferry Terminal Rd. should be changed to provide commercial services to accommodate ferry visitors.	The proposed Marine Mixed Use designation allows for such services.	None.
100 (Johnson)	Map Letter T (R3 to R4 zone) Maple Grove R3 area should be changed to R4.	Current map proposed change to R4 with live/work possibilities.	None.
100 (Johnson)	Map Letter X (SR20/SR20 Intersection) LM1 zone fronting on SR20 – change to Commercial to match existing uses.	Current map proposes change to Commercial.	None.
100 (Johnson)	Map Letter D (CBD Zone) Allowing single purpose multi-family in commercially-zoned areas will inevitably squeeze out retailers in our limited Commercially-zoned areas in favor of investor owned condominium development. Requirement for commercial on the 1 st floor should be clarified and retained. In the CBD zone, new design standards for maximum	The PC recommended allowing single purpose multi-family in certain areas of the CBD and C zones, off of Commercial Ave.	None.

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
	residential development height (35'), requirements for maximum floor area devoted to retail, and an architectural committee to administer the requirements should be developed. Also, new impact fees for residential development in CBD to pay for special needed infrastructure (such as parking, plazas, etc.).		
100 (Johnson)	Map Letters U (R1 zone); A (R2 zone); B (R3 zone); C (R4 zone); Q (R4A zone); R (R4B zone); and B1 (Old Town Overlay). Various requested changes to density, lot size, and use allowances in R1, R2, R3, R4A, R4B and Old Town overlay zones. Comments include proposing reductions in lot sizes and increases in density in all zones, modifications to setbacks to correspond with smaller lot sizes, etc. to accomplish fair distribution of potential growth throughout all neighborhoods.	Comments noted.	None.
100 (Johnson)	Proposed a new Public School Zone.	The existing Public land use designation is intended to allow for public uses, such as schools.	None.
105 (French); 132 (Rooks); 134 (Heiner); 171 (Scheetz)	Map Letter B-1 (Old Town) • Old Town overlay purpose is to protect oldest homes, variety of sizes and architecture and prevent their destruction • Area is unique; need to preserve the character • Changing lot size/density may encourage tear downs, conflicts with purpose of zone • Historical development pattern was 6,000 sf lots, not 3,000 sf underlying platted lots	Based on review of this area, there are very few vacant parcels, and the majority of development potential comes from parcels categorized as "re-developable", where the land value exceeds that of the structure and the parcel is be large enough to divide into at least one more lot. PC recommended retaining the existing designation and implementing zoning requirements for this area; however recommended that the overlay be converted to its own zone, to improve ease of administration.	Change to "no change" on map.

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
	- Old Town battle has already been fought; leave it alone - Old Town should be its own zone, rather than an overlay		
(112) Barnes	Map Letter J & W (Sharpe's Corner Business Park and area to the west) The proposed R2/3 and R4 rezone at Sharpe's Corner conflicts with the surrounding rural designation. If rezoned, it should be R1 to provide a density buffer to adjacent sensitive/rural areas.	The current designation for the area is LM1, which allows for much more intensive industrial and manufacturing uses.	None.
53, 54 (Rooks); 55, 68, 74 (Roozen-Mast); 56, 57 (Wilkinson); 59, 71 (Johnson); 67 (Port of Anacortes); 69 (Henderson); 72 (Kershaw); 73 (O'Connell); 117 (Brennan); 100 (Johnson); 187 (Trident Seafoods); 192 (Johnson)	Map Letter Y (LM block north of Old Town) - Change from existing Light Manufacturing designation to R3 or Old Town to recognize the existing, longstanding residential development - Property owners have made substantial residential improvements to properties; homes have historic value - Neighborhood currently coexists with waterfront properties without issues - To date, Trident has not indicated an interest in expansion - Change to residential could eliminate affordable units; adversely impact the viability of the working waterfront and the local economy - The zone serves as a "buffer" zone between the residential area to the south, the CBD to the east and Manufacturing to the north - Owners of 30,000 square feet of 90,000 square foot area (1/3 of the area) do not support the change; opposed to downzone	The current map proposal says that further study should be conducted of a possible change from LU1 or R3 or other transitional zone. The PC recommended changing the designation to Old Town. 4th Street is a designated truck route and the primary access to Trident Seafoods. There are five properties on the "Historic Preservation Ensemble Locations map" within the 1 ½ block subject area (all on the south side, facing 5th St.). To date, the City has received letters in support of and opposing the proposed change from owners of property within and surrounding the subject area.	PC recommended change from LM to Old Town designation.

Comment #/ (From)	Comment(s) Summary	Staff Response	Action Taken
	- Proposal proponents purchased houses in the LM zone knowing full well what the designation is - A change to residential zone would negatively impact Trident plant due to increased possibility of conflict between uses, restriction of truck traffic, change in future property owner expectations		
83 (Lucke)	Letter F (MMU between 17th and 22nd) Disappointed that proposed land use map appears to suggest a decision to punt on any land use decisions for area the between 17th to 22nd, east of Q/R Ave. Visitors' #1 request is waterfront lodging and dining, and retail outlet for fresh seafood, etc.	The new Marine Mixed Use designation is intended to promote revitalization of the subject areas by providing for a mix of uses including those listed in the comment, while emphasizing the unique marine setting by maximizing marine access and views and establishing/maintaining a pedestrian-friendly character. Development of implementing development regulations would follow re-designation of property.	None.
169 (Richardson)	Map Letter F (MMU b/t 17th & 22nd) Comments about Commission discussion re: concern about mixing residential and industrial uses. There is no proposal to put residential uses in industrial or manufacturing zone. The exact composition of the MMU areas will be further defined in the development regulation update. The idea is to have some residences mixed among other uses, to add vitality to the area, not to have residential uses dominate.	Agree.	None.

2016 Comprehensive Plan

Key Supporting Documents and Reports List / Links

The entire project record exhibit list with links to all documents can be found here:

http://www.cityofanacortes.org/exhibit_list.php

The list below is intended to provide a quick reference and easy access to key supporting documents and reports prepared in association with the update.

Ex. #	Document	Description
117	Planning Commission Recommendation (3/14/16)	The Planning Commission's recommendation to approve the 2016 Comprehensive Plan with several changes to the Proposed Land Use Designations map
115	2016 Comprehensive Plan - Planning Commission-Recommended Version, (3/16)	Version showing the Planning Commission's recommended changes to the first draft in strike-through/underline format.
90	Proposed Land Use Designations Map (as directed by City Council) (8/13/15) 11"x17"	Map shows proposed changes to current land use designations, including brief description and estimated existing and potential residential unit capacity.
118	SEPA DNS & Expanded Environmental Checklist and Issue Papers	State Environmental Policy Act (SEPA) documents providing a determination of nonsignificance and analysis of the environmental impacts of the non-project proposal to update the Comp. Plan.
124	Alternative Land Use Concepts & Recommendations (7/21/15)	Descriptions of and rationale behind proposed changes to land use designations, CAC recommendations, PC recommendations, and CC direction
126	Community Advisory Committee Recommendations	CAC's recommendations regarding preferred land use alternatives and other key issues to address in the 2016 Comp. Plan update.
127	Housing and Density Areas of Focus	
128	Downtown & Waterfront Area of Focus	
129	Retail Economic Development	
26	Skagit County Growth Projections Summary of Methods and Results by Berk Consulting (7/14)	Summary of the Skagit County growth projection and allocation process.
89	Draft Land Capacity Estimates	Estimates for available capacity to accommodate forecast growth.
119	GMA Periodic Update Checklist – Draft	Checklist from the WA Dept. of Commerce intended to help jurisdictions conduct the “periodic review and update” of Comprehensive Plans and Development regulations required by RCW 36.70A.130(4).
123	2012 / Draft 2016 Plan Comparison	List of 2012 Comp. Plan goals/policies and identification of where the concepts are addressed in the Draft 2016 comp plan.
68	Anacortes Parking Study – Downtown and Cap Sante Marina, TSI, (3/15)	Evaluates existing parking conditions in Downtown and Cap Sante Marina; identifies general approaches and strategies for addressing future land use policy and development, and specific strategies for improving parking conditions in Downtown Anacortes

122	Public Transportation Options in Anacortes, by Sarah Idczak	Report describing the current public transportation conditions and recommendations for improving public transit in Anacortes
10	Public Participation Plan	Plan for early and continuous public engagement in the 2016 Comp. Plan update
101	Draft Implementation Strategy	Describes proposed ongoing steps, immediate, mid-term and long-term implementation measures to implementing the Comprehensive Plan.
N/A	2007 Transportation Comprehensive Plan 2015 Wastewater Comprehensive Plan 2011 Water System Comprehensive Plan 2007 Stormwater Comprehensive Plan	Adopted functional plans for various city facilities.
130	Transfer of Development Rights Feasibility Report	
88	Retail Discussion Report, by WWU Center for Economic and Business Research (9/22/15)	Report aimed at helping to improve discussions about the status of, and possible new, retail options in the City.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning March 28, 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.

STUDY SESSION

March 28, 2016

- Northwest Clean Air Agency Presentation
- Open Streets 2016 Update
- 2016 Comprehensive Plan Update Discussion - Capital Facilities & Utilities

REGULAR MEETING

April 4, 2016

Special Meeting: 5:00 PM Site Visit at corner of 12th Street & "D" Avenue, 5 Lot Replat & PUD, PUD-2015-0002

- 2016 Comprehensive Plan Update Discussion - Transportation
SEPA Review, PUD-2015-0002 (Discussion/Possible Action)
- Ordinance 2972: Amending 2016 Budget (Action)

STUDY SESSION

April 11, 2016

- Medical Marijuana Stakeholder Meeting Agenda Discussion
- 2016 Comprehensive Plan Update Discussion - Economic Development

REGULAR MEETING

April 18, 2016

- CDBG - Review and Approve 2016/2017 Action Plan
- 2016 Comprehensive Plan Update Discussion - Parks & Recreation; Environment & Conservation

STUDY SESSION

April 25, 2016

- Possible Title 6 Updates Discussion

REGULAR MEETING

May 2, 2016

Special Meeting: 4:00 PM Site Visit: Meet on site on north side of Haddon Road east of Whistle Lake Road

- Closed-record public hearing, Haddon Road 13 Lot Preliminary Plat & PUD, PUD-2016-0001

STUDY SESSION

May 9, 2016

REGULAR MEETING

May 16, 2016

- Public Hearing: 2016 Comprehensive Plan Update

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Public Safety, Wednesday, Mar 23, 2016, 4:40 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Mar 23, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Mar 28, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Public Safety, Thursday, Mar 31, 2016, 4:40 PM, Main Floor Conference Room (Parks Office)
- Public Works, Monday, Apr 4, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Housing Affordability & Community Services, Thursday, Apr 7, 2016, 1:30 PM, Main Floor Conference Room (Parks Office)
- Planning, Monday, Apr 11, 2016, 5:00 PM, Main Floor Conference Room (Parks Office)
- Finance, Wednesday, Apr 13, 2016, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
