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- The public may also watch or listen to the meeting live by visiting <https://us02web.zoom.us/j/85918981678> or by telephoning 1-253-215-8782 and entering Meeting ID 859 1898 1678.
- Listen to the meeting by phone: 872-240-3412, Access Code: 261-991-485
- The public is encouraged to comment via email to pced@cityofanacortes.org, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221, or via e-comment (<https://www.anacorteswa.gov/700/Watch-Meetings> - click on meeting you wish to provide comment and in upper right corner is an option to include Public Comment). Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes Planning Commission meetings are available [here](#) (page 2). View the quick video example for connecting to the meeting [here](#).

ANACORTES PLANNING COMMISSION

December 8, 2021

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

**** This meeting will be held electronically only ****

AGENDA

6:00 PM

[VIEW PACKET MATERIALS HERE](#)

- A. Roll Call**
- B. Minutes**
 - 1) Draft Minutes of 11/24/2021
- C. Correspondence**
- D. New Business**
 - 1) Public Hearing: SDP-2021-0010 - Flounders Bay Joint-Use Docks Project
 - 2) Public Hearing: SDP-2021-0011 - Smith Dock Project
- E. Old Business**

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Planning Commission Public Hearing Minutes for November 24, 2021

This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](#), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Commission Chair MacKenzie called the Public Hearing of November 24, 2021, to order at 6 pm.

Roll Call:

Members Present: Commissioners Gary Molyneaux, Jeff Graf, Frank Jeretzky, Linda Martin, Ward MacKenzie, Jack Curtis

Members Absent: Sarah Ruether

Staff Present: Don Measamer, Libby Grage, Emily Morgan, Dave Oicles, Fred Buckenmeyer

Minutes: The minutes from October 27, 2021, were accepted as submitted.

Correspondence: Don Measamer, PCED Director, welcomed new Planning Commissioner Jack Curtis, and gave thanks to out-going Commissioner Mike Cortright.

Old Business: None

New Business:

- 1) **Public Hearing: SDP-2021-0005 City of Anacortes Wastewater Treatment Plant Outfall Relocation (Shoreline Conditional Use Permit and Shoreline Substantial Development Permit)**
- 2) **Public Hearing SDP-2021-0009 – Skyline Dock & Piling Project**

Libby Grage, Planning Manager, gave a presentation on the open record pre-decision hearing on SDP-2021-0005. The project is located at T Ave/U Ave and 3rd and 4th St rights-of-way. The history of the project timeline was presented. Guest speakers Ross Widener and Jordan Widener of Widener & Associates provided additional information on the proposed project. Staff recommended the project with conditions. At 6:20pm Chair MacKenzie opened the public hearing. John Wilkinson asked "What is the added cost and benefit of going further and deeper into Guemes Channel vs its current location? Both Ross and Jordan Widener responded. Commissioners discussed, and Commissioner Jeretzky made a motion to "Recommend for City Council to approve SDP-2021-0005 subject to the recommended conditions of approval contained within the City Staff report". Commissioner Molyneaux seconded the motion. All commissioners voted yes 6-0 to approve the motion at 6:36 pm, with one Commissioner absent.

Emily Morgan, Senior Planner, gave a presentation on SDP-2021-0009, providing project history, key points, and recommendations by Staff for approval with conditions. Morgan

answered questions by Commissioners concerning project. Chair MacKenzie opened the public hearing at 6:44pm. With no public comments, the public hearing was closed at 6:45pm. Commissioner MacKenzie made a motion to “Approve SDP-2021-0009 subject to the Staff recommended conditions of approval contained within the Staff report”. Commissioner Martin seconded the motion. All commissioners voted yes 6-0 to approve the motion at 6:47pm, with one Commissioner absent.

With no further discussion, Chair MacKenzie concluded the meeting at 6:47pm.



Planning Commission Agenda Bill

Meeting Date: December 8, 2021 **Agenda Item:** D.1.

Subject: Public Hearing: SDP-2021-0010 - Flounders Bay Joint-Use Docks Project

Staff Contact: MORGAN EMILY

Approved for Submittal to Commission by

MORGAN EMILY

LIBBY GRAGE

Action Type

Public Hearing

Summary Statement: The agent on behalf of the property owners have requested a Shoreline Substantial Development permit with SEPA review for the replacement of (3) existing joint use docks. The proposal is occurring at (3) locations within the Skyline Subdivision.

Background: A mandatory preapplication meeting was held on March 2, 2021 with the mandatory neighborhood meeting being held on August 12, 2021.

Previous Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move to approve SDP-2021-0010, subject to the staff recommended Conditions of Approval contained within the staff report of record.

Alternative Actions: Approval with modified conditions or denial.

Attachments (listed in order presented):

1. Exhibit A - Staff Report
2. Exhibit B - Application Materials
3. Exhibit C - Noticing Materials
4. Exhibit D - Comments
5. Exhibit E - Issued ODNs
6. SDP-2021-0010 - DRAFT PC Decision



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: STAFF REPORT

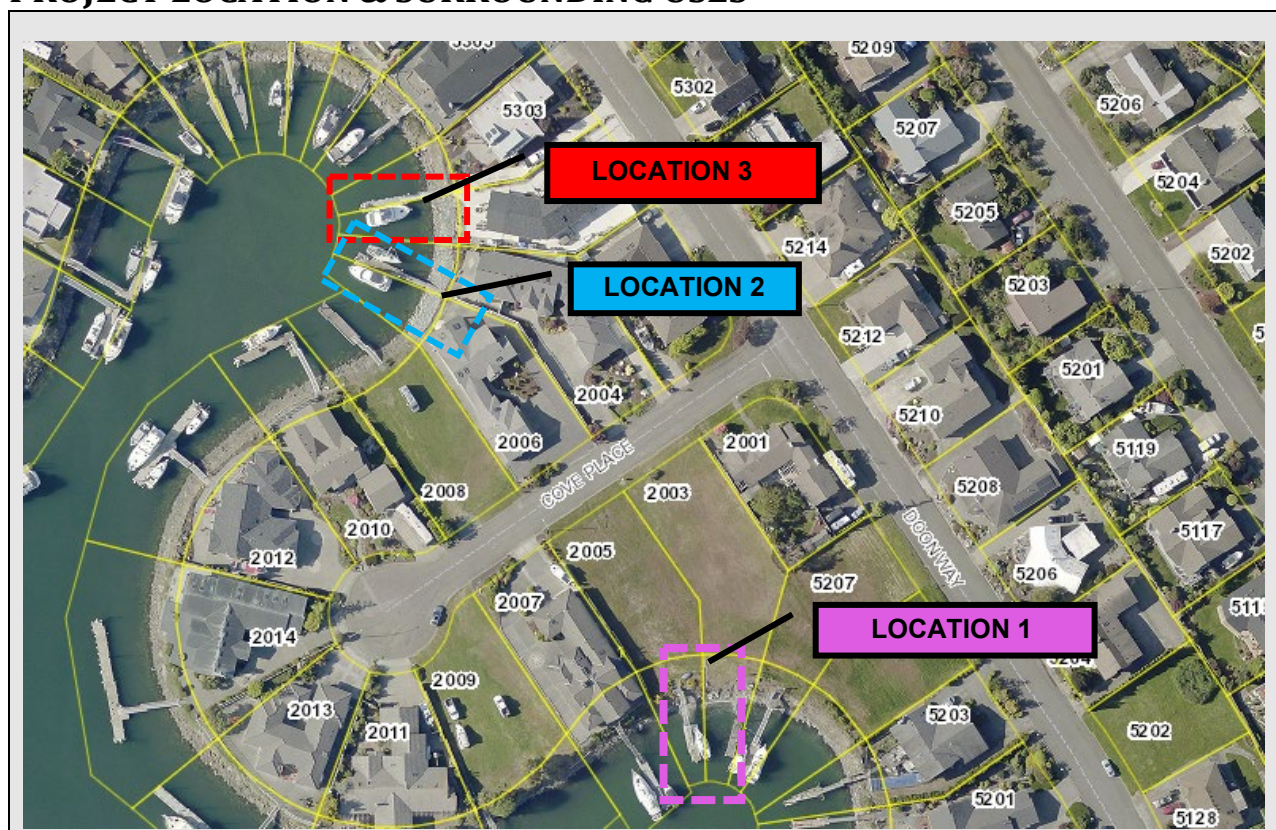
File Number	SDP-2021-0010		Date of Report	December 1, 2021
Project Title	Flounder Bay Joint Use Docks Project		Related File(s)	PRE-2021-0006
Project Location(s)	2003 & 2005 Cove Place; 2004 & 2006 Cove Place; 5301 & 5303 Doon Way			
APN(s)	P60013, P59636, P60015, P60027, P60026, P60016			
Request	The agent on behalf of the property owners have requested a Shoreline Substantial Development permit with SEPA review for the replacement of (3) existing joint use docks. The proposal is occurring at (3) locations within the Skyline Subdivision. - Location 1 (2003 & 2005 Cove PI) proposes the removal of (2) single use docks to be replaced with (1) joint use dock; said dock will be a total of 336 sq. ft and include: (2) 12" steel pilings, 8 ft. by 42 ft. float, and a new 4 ft. by 40 ft. grated gangway ramp. - Location 2 (2004 & 2006 Cove PI) proposes the removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp. - Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.			
Owner/Applicant(s)	Location 1	Jimmy & Helen Haight (2003 Cove PI) Ron & Debbie Giard (2005 Cove PI)		
	Location 2	Ethan Lee (2004 Cove PI) Bonita & Keith Sletten (2006 Cove PI)		
	Location 3	Greg & Sarah Van Zandt (5301 Doon Way) John & Mary Leone (5303 Doon Way)		
Agent	Tyler Zimmerman, TZ Engineering, LLC - 16980 Sargent Ln, Burlington, WA 98233			

SITE INFORMATION

Zoning	Residential Low Density 2	Comprehensive Plan Designation	Residential Low Density 2
Present Use of Property	The subject property is residential.		

Critical Areas	Pursuant to Appendix “A” of the Shoreline Master Program (SMP) regulating critical areas, the subject development was reviewed for proximity to critical areas. The subject property is subject to the following: SMP A-3: Geologically Hazardous Areas Based on the City mapping system, the subject property is located in an identified area of tsunami hazard; however, the proposed dock is to be installed waterward/outside of the identified hazard area. Therefore, this section would not apply to the proposed dock project. SMP A-1: Frequently Flooded Areas Based on FEMA’s National Flood Hazard Mapping, the project is located within FIRM panels 5303170060A; this area is identified as Zone AE. Work to occur within Zone AE shall be subject to the applicable code provisions.
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PROJECT LOCATION & SURROUNDING USES



	Comprehensive Plan	Zoning
North	Residential Low Density 2	Residential Low Density 2
South	Residential Low Density 2	Residential Low Density 2
West	Residential Low Density 2	Residential Low Density 2
East	Residential Low Density 2	Residential Low Density 2

PROCEDURAL

1. **Type of Review.** According to AMC 19.20.030(1) and 18.16.100(B), shoreline substantial development permit applications for projects valued less than \$1 million are considered a Type 3 review. For Type 3 reviews, the Planning Commission holds the public hearing and provides the final decision regarding the proposed shoreline substantial development permit.
2. **Project History.** A mandatory preapplication meeting was held on March 2, 2021 with the mandatory neighborhood meeting being held on August 12, 2021.
3. **Environmental Review.** A SEPA threshold Determination of Non-significance (DNS) was issued for this project on November 30, 2021, under WAC 197-11-340(2), after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
4. **Public notice and reviewing departments/agencies.** A notice of application and hearing with a 30-day public was published in the Anacortes American, posted on the project site and mailed to property owners within 300 ft.

Application Submitted	September 14, 2021
Determination of Completeness Issued	October 12, 2021
Notice of Application & Public Hearing with Optional SEPA DNS Published	October 27, 2021
Open Record Public Hearing (Planning Commission)	December 8, 2021

5. **Reviewing departments/agencies.** The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES:				
City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☐ Skagit Transit ☐ Anacortes School District 103 ☒ Port of Anacortes	☒ DOE ☒ WDFW ☐ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☐ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe
X = Request for review/comments sent to department or agency.				

6. **Consideration of written comments and applicant responses.** The notice of application public comment period ended on November 26, 2021. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).
 - 6.1. No comments regarding potential environmental impacts were received from the public or agencies.
 - 6.2. Comments relaying no objection to the proposed project were received from City of Anacortes Building Department and Public Works' Engineering & Sanitation Departments. Public Works Water Department commented that the docks must have water with a RPBA installed per WAC-246-290-490.

DEPARTMENT REVIEW – FINDINGS OF FACT

1. The application was submitted by Tyler Zimmerman of TZ Engineering, LLC on behalf of the property owners, for the replacement of (3) existing joint use docks on Flounder Bay.
2. The project proposal is to occur at (3) locations within the Skyline Subdivision, as follows:
 - 2.1. Location 1 (2003 & 2005 Cove PI) proposes the removal of (2) single use docks to be replaced with (1) joint use dock; said dock will be a total of 336 sq. ft and include: (2) 12" steel pilings, 8 ft. by 42 ft. float, and a new 4 ft. by 40 ft. grated gangway ramp.
 - 2.2. Location 2 (2004 & 2006 Cove PI) proposes the removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp.
 - 2.3. Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp.
 - 2.4. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking.
 - 2.5. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.
3. According to Table 5.1 of the SMP, private docks/piers are permitted within this reach of the Shoreline Residential shoreline environment designation.
 - 3.1. Permitted, when meeting requirements for that use and shoreline area, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements.
 - 3.2. Being as the scope of work proposes repair via replacement of decking and deck substructure (floats) along with the replacement of more than 50% of the existing pilings, the project does not qualify for a Shoreline Exemption; pursuant to SMP DR-9.5.14, the proposal is to be reviewed as a new dock and therefore, a Shoreline Substantial Development Permit is required.
4. The placement of a private dock/pier is subject to the policies and development regulations of SMP 9.5, specifically the following:
 - 4.1. Per SMP DR-9.5.2, prior to granting a permit for a pier, dock, or float, the effects of the structure upon adjacent shoreline shall be determined, and disposition of the permit by the City shall reflect such determination.

The proposed docks are to replace existing structures. The proposed docks are generally to be smaller in size, except for the dock to be shared at 5301 & 5303 Doon Way; said dock would have an increase of 11 sq. ft. of overwater coverage as the dock is to be 10 ft. longer to accommodate water depth. All (3) new docks are to have grated decking, with a 62% light permeability; the existing docks have solid wood decking, therefore limiting light penetration.

Additionally, all docks are currently secured in place via creosote pilings, for a total of (10). Said pilings are to be replaced with fewer total piles securing each dock and are to be 12 in. galvanized steel, for a total of (8). Therefore, resulting in an overall reduction of square footage of in-water material.

As conditioned, staff does not anticipate the proposed docks to result in an adverse impact to the shoreline.
 - 4.2. Per SMP DR-9.5.3, design and construction of all piers and docks (and floats) are required to mitigate for impacts to ecological processes and functions.

Per the application materials, Location 1 includes single-use docks at both 2003 Cove Place and 2005 Cove Place. This project would replace the (2) existing 240 sq. ft. docks, totaling 480 sq. ft., with (1) new 336 sq. ft. joint use dock, therefore, reducing the total amount of overwater coverage.

Further, the proposed docks would be self-mitigating as it would result in the removal of creosote pilings, remove the old wood decking, be a reduction of in-water material, and would allow for light penetration; therefore, satisfying the restoration goals and objectives of SMP B-3 and this section.

- 4.3. Per SMP DR-9.5.4, the proposed design, location, and construction of the dock as well as the subsequent use and operation of the dock should: minimize adverse effects to ecological function and health, be capable of withstanding expected environmental conditions, minimize hazards of users, and minimize interference with adjacent water uses and navigation.

Based on the application materials, the proposed docks would be designed, located, and constructed to satisfy this provision; therefore, no new impacts are anticipated with the proposed dock replacements.

- 4.4. Per SMP DR-9.5.5, all docks, piers, and floats must adhere to the required design standards of this section.

As conditioned, the proposed docks would meet the required design standards of this section.

- 4.5. Per SMP DR-9.5.11, pier and dock construction shall be restricted to the minimum size necessary to meet the needs of the proposed water-dependent use.

As indicated in the application materials, the proposed docks have been designed to adequately and safely moor the intended vessels; therefore, meeting the required standards of this section.

- 4.6. Per SMP DR-9.5.13, shared joint-use residential structures are not to exceed 8 ft. in width or 60 ft. in length.

As proposed, each of the new dock floats would not exceed 8 ft. in width or 60 ft. in length; therefore, meeting the required standards of this section.

CONCLUSIONS OF LAW

1. Pursuant to AMC 19.20.030, the Planning Commission has authority to decide on the proposal after conducting a pre-decision open record public hearing. The proposal requires a shoreline substantial development permit.
2. Property notice for the public hearing has been provided. Notice was posted on the property and published in the Anacortes American newspaper on October 27, 2021, more than 15 days prior to the date of the hearing.

SHORELINE MANAGEMENT ACT (RCW 90.58):

3. Proposed development lies within 200 ft. of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
4. The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.
5. The purpose of the Shoreline Residential designation is to accommodate residential development and associated structures that are consistent with the Shoreline Management Act, this Master Program, and the protection and restoration of ecological functions. An additional purpose is to provide appropriate public access and recreational uses.
6. The purpose of the Aquatic designation is to protect, restore and manage the unique characteristics and resources of marine waters, including habitat, ecology, navigation, and public enjoyment.

7. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC 173-27-040. Accordingly, on September 14, 2021, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
8. According to AMC 19.20.030(1) and 18.16.100(B), shoreline substantial development permit applications for projects valued less than \$1 million are considered a Type 3 type of review. For Type 3 reviews, the Planning Commission holds the public hearing and provides the final decision regarding the proposed shoreline substantial development permit.
9. The subject shoreline permit was reviewed for conformance with all applicable Shoreline Master Program regulations, including but not limited to, Section 5.6, Aquatic; Section 5.9, Shoreline Residential; Chapter 6, Environmental Protection General Regulations; Chapter 8, Specific Use Policies and Development Regulations; and Section 9.5 that regulates the docks, piers, and floats.
10. The subject proposal is consistent with the Washington State's Shoreline Management Act, City of Anacortes' 2010 Shoreline Master Program and development regulations listed therein for developments within the "Shoreline Residential" and "Aquatic" shoreline environment designations.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
12. Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission approve the shoreline substantial development permit subject to the following conditions of approval:

1. The scope of the project shall not exceed that as set out in the shoreline permit application shall be valid for the activities described within the JARPA and shown on the site plan of record (Exhibit B), except as modified by this decision or other jurisdictional agencies.
2. All applicable permits (local, state, & federal) shall be secured before any construction activities begin onsite and copies provided to the City of Anacortes' PCED.
 - 2.1. A building permit shall be required for each project location, as issued by the City of Anacortes Building Dept.
 - 2.2. Each joint use dock shall include a maintenance agreement document that is to be recorded with the Skagit County Auditor to place notice of the joint use structure on each properties' title; said document shall be recorded with a copy provided to the City prior to building permit issuance.
 - 2.3. The need for a Floodplain Development Permit (FDP) shall be determined at time of building permit review.
3. Hours of construction/work are limited to 7:00 AM to 10:00 PM, (7) days a week. If work must occur outside these hours, a noise variance shall be first obtained.
4. Noise levels shall not to exceed those standards as established by the state pursuant to RCW Chapter 70.107 and contained in WAC Chapter 173.60.
5. The applicant /landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.
6. Based on comments received from the City of Anacortes Public Works Department for Water Distribution, if the docks are proposed to have water lines, the water must have an RPBA (reduced pressure backflow assembly) installed per WAC 246-290-490; this may requirement must be waived with approval from said department.

7. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify the City of Anacortes and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.
8. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Chapter 5, Shoreline Environments & Associated Policies and Regulations; Chapter 6, Environmental Protection General Regulations; Chapter 8, Specific Use Policies and Development Regulations; and Chapter 9, Specific Shoreline Modification Policies and Development Regulations.
9. The project shall comply with SMP Section 9.5 regulating development requirements for the placement of private use docks as follows:
 - 9.1. The design, location, and construction of docks, floats, and piers, as well as their subsequent use and operation, shall: a. Minimize adverse effects on fish, shellfish, wildlife, water quality, and geohydraulic processes. Methods include but are not limited to: a. limiting the footprint of the structure to that which is necessary to serve the intended water-dependent use and minimizing the use of materials hazardous to the environment. b. Be capable of withstanding expected environmental conditions. c. Minimize hazards to users. d. Minimize interference with adjacent water uses and navigation.
 - 9.2. All docks, piers and floats shall adhere to the following design standards: a. Railings, if provided, shall be of clear or open framework design and conform to the Building Code where required. b. Utility service on docks and piers shall be placed on or under the deck. Overhead utility service is prohibited. Floodlighting shall be shielded to prevent unnecessary glare. Page 152 c. Appropriate marking shall be provided as necessary to avoid hazardous conditions for water surface users. d. Piers, docks and floats shall be constructed of materials that comply with requirements of federal and state regulations.
 - 9.3. New piers and docks shall be allowed only for water-dependent uses or public access.
 - 9.4. Docks, piers, and floats shall not extend beyond the inner harbor line, unless approved by WDNR.
10. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:
 - A. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.
 - B. 5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

09/14/2021

SDP-2021-0010

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):		
☐ Administrative Interpretation ☐ Annexation Request ☐ Binding Site Plan (Preliminary) ☐ Boundary Line Adjustment (BLA) ☐ Comprehensive Plan/ Map Amendment Request ☐ Conditional Use Permit (CUP) per AMC 19.36 ☐ Conditional/Special Use Permit (CUP) per AMC 17.70 ☐ Cottage Housing Development ☐ Development Agreement ☐ Essential Public Facility	☒ Floodplain Development Permit ☐ Home Occupation Permit ☐ Long Subdivision (Preliminary) ☐ Lot Certification ☐ Minor Permit Revision ☐ Plat Amendment /Modification ☒ SEPA Environmental Review ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☒ Shoreline Substantial Development Permit ☐ Shoreline Variance	☐ Short Subdivision (Preliminary) ☐ Site Plan Review – Type 1 ☐ Site Plan Review – Type 2 ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance (Level 1) ☐ Variance (Level 2) ☐ Wireless Conditional Use Permit (WCUP) ☐ Wireless Service Facility (WSF) Permit ☐ Zoning Code/ Map Amendment Request (Rezone)
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 5301, 5303 Doon Way 2003, 2004, 2005, 2006 Cove Place		PROJECT NAME: Flounder Bay Dock Project- Location B
PARCEL NUMBER(S): LOCATION B: P60013, P59636, P60015, P60026, P60016, P60027		SECTION, TOWNSHIP, & RANGE LOCATION B: T35N R1E S28
LOT SQUARE FOOTAGE & ACREAGE:		PROJECT VALUATION: \$150,000
LEGAL DESCRIPTION: Skyline Division #7 Lot 55, Skyline Division #11 Lots 1, 3, 4, 13, 14		PRESENT ZONING: LOCATION B: SHORELINE RESIDENTIAL
PRESENT USE OF PROPERTY: Moorage of vessels for adjacent owners		CUT & FILL (CY) PROPOSED: 0 CY
PRE-APPLICATION CONFERENCE HELD?: ☒ Yes, the City file # is <u>PRE-2021-0006</u> ☐ No		WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic		ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road

CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET: ☐ Yes / Type _____ ☒ No	WATER BODIES WITHIN 200 FEET: ☒ Yes / Name: <u>Flounder Bay</u> ☐ No
FLOODPLAIN: Flood Zone: No FIRM Panel # _____ Date of Panel: _____	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: SEE ATTACHED INFORMATION Proposed Square Footage: SEE ATTACHED INFORMATION	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: _____ New Impervious Surface: _____	
DESCRIPTION OF SUBJECT PROPOSAL: ☒ Additional pages attached	
PROPOSED WORK: <u>SEE ATTACHED INFORMATION</u> _____ _____ _____ _____ _____ _____	
PROPERTY OWNER INFORMATION: ☒ Multiple owners attached	
NAME: SEE ATTACHED INFORMATION	MAILING ADDRESS: _____ _____ _____
CITY, STATE, ZIP: _____	PHONE #: _____
FAX #: _____	EMAIL ADDRESS: _____
APPLICANT INFORMATION: ☐ Same as property owner	
NAME: Tyler Zimmerman, TZ Engineering, LLC	MAILING ADDRESS: 16980 Sargent Ln
CITY, STATE, ZIP: Burlington, WA 98233	PHONE #: 360-466-8075
FAX #: _____	EMAIL ADDRESS: tyler@tzengineering.com
CONTACT PERSON: ☐ Same as property owner ☒ Same as applicant	
NAME: _____	MAILING ADDRESS: _____ _____ _____
CITY, STATE, ZIP: _____	PHONE #: _____
FAX #: _____	EMAIL ADDRESS: _____

ACKNOWLEDGEMENTS & SIGNATURE	
Read and initial each of the following statements prior to signing this application:	
	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according the City's critical areas regulations.
	I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
	I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.

Signature required on next page.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

Printed Name: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as the free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20_____

Notary Public

(SEAL)

Residing at _____

My appointment expires _____



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT
Property Address: 2003 Cove Place
City, State, Zip: ANACORTES, WA 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

Signature: <u>Jimmy Haight</u>	Signature: <u>Heleen Dornes-Haight</u>
Printed Name: <u>JIMMY HAIGHT</u>	Printed Name: <u>HELEEN DORNES-HAIGHT</u>
Title: <u>OWNER</u>	Title: <u>OWNER</u>
Company: _____	Company: _____
Date: <u>3/29/2021</u>	Date: <u>3/29/2021</u>

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON

)
) ss.

COUNTY OF SKAGIT Pierce

I certify that I know or have satisfactory evidence that Jimmy Haight is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 29th day of March, 2021



DeeAnn Guthrie
Notary Public

Residing at Chey Harbor

My appointment expires 10-26-23

STATE OF WASHINGTON

)
) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Helen Dornes Haight is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 29th day of March, 2021



DeeAnn Guthrie
Notary Public

Residing at Chey Harbor

My appointment expires 10/26/23

Florida
STATE OF WASHINGTON)
Ponward) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ETHAN LEE is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

Given under my hand and official seal this 16 day of March, 2021



MYRIAM GANOZA
Notary Public
State of Florida
Comm# GG984030
Expires 5/4/2024

[Signature]
Notary Public

Residing at

Fort Lauderdale

My appointment expires

05/04/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20____

Notary Public

Residing at _____

My appointment expires _____

(SEAL)



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT
Property Address: 2004 Cove Place
City, State, Zip: ANACORTES, WA 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

Signature: <u></u>	Signature: _____
Printed Name: <u>Ethan H. Lee</u>	Printed Name: _____
Title: <u>Captain</u>	Title: _____
Company: <u>2004 Cove Place, Anacortes WA 98221</u>	Company: _____
Date: <u>March 15, 2021</u>	Date: _____

**Each property owner listed must have their signature notarized.



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT
Property Address: 5301 Doon Way
City, State, Zip: ANACORTES, WA 98221

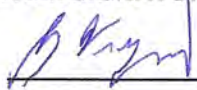
AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

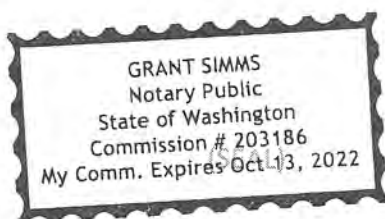
Signature: <u></u>	Signature: <u></u>
Printed Name: <u>Greg Van Zandt</u>	Printed Name: <u>Sara Van Zandt</u>
Title: _____	Title: _____
Company: _____	Company: _____
Date: <u>03-18-2021</u>	Date: <u>03-18-2021</u>

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gregg R Van Zandt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 18th day of March, 2021



[Signature]
Notary Public

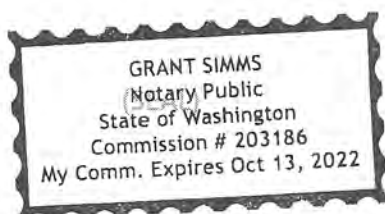
Residing at Skagit County

My appointment expires 10-13-22

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sara A Van Zandt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 18th day of March, 2021



[Signature]
Notary Public

Residing at Skagit County

My appointment expires 10-13-22



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT
Property Address: 5303 Doon Way
City, State, Zip: ANACORTES, WA 98221

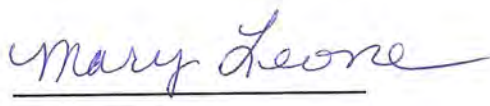
AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

Signature: <u></u>	Signature: <u></u>
Printed Name: <u>JOHN LEONE</u>	Printed Name: <u>MARY LEONE</u>
Title: <u>OWNER OF PROP.</u>	Title: <u>OWNER OF PROPERTY</u>
Company: <u> </u>	Company: <u>N/A</u>
Date: <u>3-17-21</u>	Date: <u>3-17-21</u>

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that TOMAS LEONE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 17th day of March, 20 21



Michelle R. Richardson
Notary Public

Residing at Anacortes, WA

My appointment expires May 06, 2023

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MARY LEONE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 17th day of March, 20 21



Michelle R. Richardson
Notary Public

Residing at Anacortes WA

My appointment expires May 06, 2023

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ron Giard is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 15 day of March, 20 21



Debora J. Abney
Notary Public

Residing at Ravensdale WA

My appointment expires 4/11/22

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Debby Giard is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

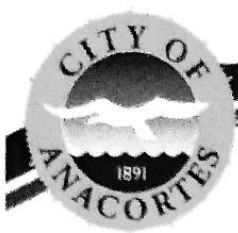
Given under my hand and official seal this 15 day of March, 20 21
March



Debora J. Abney
Notary Public

Residing at Ravensdale WA

My appointment expires 4/11/22



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT
Property Address: 2006 Cove Place
City, State, Zip: ANACORTES, WA 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

Signature: <u>Bonita E. Sletten</u>	Signature: <u>Keith B. Sletten</u>
Printed Name: <u>Bonita E Sletten</u>	Printed Name: <u>KEITH B. SLETTEN</u>
Title: <u>Owner</u>	Title: <u>Owner</u>
Company: _____	Company: _____
Date: <u>3/16/21</u>	Date: <u>3/16/21</u>

**Each property owner listed must have their signature notarized.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RIVERSIDE

On MARCH 16, 2021
Date

before me,

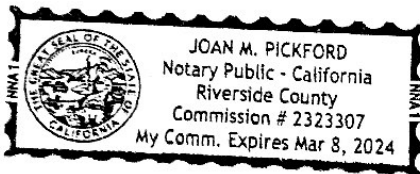
JOAN M. PICKFORD

Here Insert Name and Title of the Officer

personally appeared BONITA E. SLETTEN AND
Name(s) of Signer(s)

KEITH B. SLETTEN

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.

Place Notary Seal and/or Stamp Above

Signature

Joan M. Pickford
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AGENT AUTHORIZATION FORM

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE
 CONDITIONAL USE PERMIT, & SHORELINE VARIANCE CHECKLIST**

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

Applicant Checklist		PERMIT TYPE:			
		Shoreline Substantial Development Permit	Shoreline Conditional Use Permit	Shoreline Variance	Office Use Only
	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).				
✓	Master Permit Application (signed & notarized by all Landowners involved)	3	3	3	
✓	Joint Aquatic Resources Permit Application (JARPA)	3	3	3	
✓	Signed & Notarized Letter of Authorization if the applicant is not the landowner	3	3	3	
	Application Fee (see Land Use Permit Fee Schedule)	✓	✓	✓	
✓	Conduct a Pre-Application Conference prior to application submittal	✓	✓	✓	
✓	Conduct a Neighborhood Meeting prior to application submittal (prior to the meeting, coordinate with PCED staff to determine where this can be held at, who can facilitate this, and how to do neighbor noticing)	✓	✓	✓	
✓	<u>Project Narrative</u> describing: the work proposed & use; construction /work methods; type of equipment to be used; project time frame; proposed cut & fill volumes; source & composition of cut & fill; proposed clearing; location of sanitary sewer, potable water, stormwater; access; location of critical areas on the subject property or within 300 feet of it. In the narrative also list the underlying shoreline environment /designation and provide details as to how your project achieves consistency with the Shoreline Master Program (SMP), policies, and development regulations (DR).	3	3	3	
N/A	For Shoreline Conditional Use Permits, provide a detailed explanation of how you meet each criteria of approval as listed in Section 3.1(D) of the Shoreline Master Program.	N/A	3	N/A	
N/A	For Shoreline Variance requests, provide a detailed explanation of how you meet each criteria of approval as listed in Section 3.2(C) of the Shoreline Master Program	N/A	N/A	3	
✓	SEPA Environmental Checklist –inquire with PCED to determine if required	3	3	3	
N/A	Critical Area Report (this in part needs to address no net loss of ecological function and value) –inquire with PCED to determine if required	3	3	3	
N/A	Biological Assessment /Evaluation –inquire with PCED to determine if required	3	3	3	
N/A	Provide Floodplain /Areas of Special Flood Hazard Determination & FIRM Panel #	3	3	3	

		PERMIT TYPE:			
Applicant Checklist	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).	Shoreline Substantial Development Permit	Shoreline Conditional Use Permit	Shoreline Variance	Office Use Only
N/A	Geotechnical Report –inquire with PCED to determine if required	3	3	3	
N/A	Parking, Landscape and Tree Preservation Plan(s) –inquire with PCED to determine if required	3	3	3	
N/A	Complete Stormwater Plan (that complies with AMC Chapter 19.76 & which addresses the minimum requirements of the current DOE SWMMWW)	3	3	3	
✓	Provide copies of Federal, State, and Local Permits and Approvals	3	3	3	
✓	Site Plan (Drawn to Scale & Surveyed –if applicable). For residential type of uses, see “ Residential Building Permit Site Plan Checklist ” for the items that need to be shown on a site plan. For commercial type of uses, see “ Commercial Building Permit Site Plan Checklist ” for the items that need to be shown on a site plan.	3	3	3	
✓	Scaled & dimensioned Cross Sections of both existing & proposed development. Also show existing & proposed ground elevations and the height of existing and proposed structures.	3	3	3	
✓	At time of submittal, provide PCED with a digital copy (on a Flash Drive, CD or emailed to pced@cityofanacortes.org) of all application material and plans submitted. PDF format preferred.	✓	✓	✓	



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers®
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

09/14/2021

SDP-2021-0010

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Flounder Bay Dock Project

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Van Zandt, Greg

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

5301 Doon Way

2d. City, State, Zip

Anacortes, WA 98221

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

360-421-3602

vanzandt@msn.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Zimmerman, Tyler			
3b. Organization (If applicable)			
TZ Engineering, LLC			
3c. Mailing Address (Street or PO Box)			
16980 Sargent Ln			
3d. City, State, Zip			
Burlington, WA 98233			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
360-466-8075			tyler@tzengineering.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☐ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☒ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
See Attachment A			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
5301, 5303, Doon Way; and 2003, 2004, 2005, 2006, Cove Place			
4d. City, State, Zip			
Anacortes, WA 98221			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☒ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- ☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

Location B: 5301, 5303, Doon Way and 2003, 2004, 2005, 2006, Cove Place

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Anacortes, WA 98221

5d. County [\[help\]](#)

Skagit

5e. Provide the section, township, and range for the project location. [\[help\]](#)

¼ Section	Section	Township	Range
SW	27	35 N	1 E

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

Location B: 48.495N Lat -122.67667W

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

P60013, P59636, P60015, P60027, P60026, P60016

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
See attached Attachment C		

5i. List all wetlands on or adjacent to the project location. [help]
None
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
The project sites are within Flounder Bay which is part of Skyline Marina adjacent to Burrows Bay
5k. Is any part of the project area within a 100-year floodplain? [help]
☐ Yes ☒ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Bottom substrate along the shoreline consists of rock, mud, clay, and gravel. The rock and gravel below the high tide line are from the riprap placed along the shoreline. The shoreline banks are lined with riprap. Beyond the shoreline bottom substrate consists of mud. Water depths at the project site range from about 10 feet to about 15 feet. There is no natural shoreline within the general vicinity of the project site. There is no overhanging vegetation at the project site or any natural vegetation landward of the project site. Flounder Bay is a human-made environment, i.e., it is a dredged marina.
5m. Describe how the property is currently used. [help]
Small boat seasonal and long term moorage for upland adjacent property owners.
5n. Describe how the adjacent properties are currently used. [help]
Small boat seasonal and long term moorage for upland adjacent property owners.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
Upland includes single family homes and parking area. There are gangway ramps down to existing floats that are held in place by creosote piling. The residence of the upland domiciles utilize the floats for moorage of their small boats and watercraft. Non-commercial in nature.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From I-5 Northbound, take Highway 20 exit to the west towards Anacortes. Continue on Highway 20 spur towards the Anacortes ferry landing. Continue past the ferry landing. For Site B continue onto Sunset way, turn left on Anaco Beach Rd, then right onto Sterling Drive, Left on Kingsway, Right on Windsor St and left on Doon Way. Project Site B will be on your right.

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

In general, this project will upgrade existing docks by replacement of creosote piling with 12" steel piling with dock replacements and gangway replacements proposed at some locations.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

Existing creosote piling and docks being replaced are nearing the end of their useful lifecycle.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- ☐ Commercial
 ☒ Residential
 ☐ Institutional
 ☐ Transportation
 ☐ Recreational
☐ Maintenance
 ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|--|---|---|---|
| ☐ Aquaculture
☐ Bank Stabilization
☐ Boat House
☐ Boat Launch
☐ Boat Lift
☐ Bridge
☐ Bulkhead
☐ Buoy
☐ Channel Modification | ☐ Culvert
☐ Dam / Weir
☐ Dike / Levee / Jetty
☐ Ditch
☒ Dock / Pier
☐ Dredging
☐ Fence
☐ Ferry Terminal
☐ Fishway | ☐ Float
☐ Floating Home
☐ Geotechnical Survey
☐ Land Clearing
☐ Marina / Moorage
☐ Mining
☐ Outfall Structure
☒ Piling/Dolphin
☐ Raft | ☐ Retaining Wall (upland)
☐ Road
☐ Scientific Measurement Device
☐ Stairs
☐ Stormwater facility
☐ Swimming Pool
☐ Utility Line |
|--|---|---|---|

☐ Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The construction and placement of the ramp and dock will not require on-site preparation work. The ramp and float will be pre-constructed and barged to the site. Piling will be vibrated using a 60' x 30' foot barge moved with two small skiffs. The docks scheduled for replacement will be floated in place using the skiffs.

Pile vibrating and dock placement will take about 5 days each for the single docks. The whole project is anticipated to be completed within 5 weeks. Timing will be dependent upon the Washington Department of Fish and Wildlife Hydraulics Project Approval and other federal agencies requirements to avoid affects on listed species.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: August 16, 2021

End Date: October 30, 2021

☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$150,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

☐ Yes
☒ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

☐ Yes
☒ No
☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes
☒ No
☐ Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

Steel piles will be used instead of treated wood piling. Grating will be used on the gangway and dock allowing some light through. The project will be timed outside of the salmonid and bull trout migration windows and outside of winter season and bald eagle nesting season. The floating docks will have about grated surfaces to allow light passage and the ramp will be grated.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 8d.
- If **No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

The project is self-mitigating by replacing creosote piles with a smaller number of steel piling and concrete dock surfaces with grated dock surfaces.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

The project is self-mitigating by replacing creosote piles with a smaller number of steel piling and concrete dock surfaces with grated dock surfaces.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Pile drive	Flounder Bay	In Flounder Bay	Permanent	8- 12" Steel Piling	6.28 sq. ft.
Piling Removal	Flounder Bay	In Flounder Bay	Permanent	10 – Creosote Piling	7.85 sq. ft.

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Piling will be removed and installed using a vibratory hammer hooked to a crane positioned on a barge.

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Anacortes	Emily Morgan	360-298-4350	February 9, 2021

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

☒ Yes ☒ No

Listing ID 64707
Rosario Straight, Inner Skyline 2006 and 2007
Copper

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

Rosario Straight – Strait of Juan De Fuca 171100191300

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 03

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.
☒ Yes ☐ No ☐ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department. - For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.
☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: <u>shoreline residential</u>
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.
☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If No, provide the name of the manual your project is designed to meet.
☒ Yes ☐ No
Name of manual: _____
9i. Does the project site have known contaminated sediment? [help] If Yes, please describe below.
☐ Yes ☒ No
9j. If you know what the property was used for in the past, describe below. [help]

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] • If Yes, attach it to your JARPA package.
☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Marbled murrelet
Bald eagle
Bull trout
Chinook salmon
Steelhead
Stellar Sea lion
Leatherback sea turtle
Humpback whale

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Pinto Abalone
Yuma myotis

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with City of Anacortes (lead agency). The expected decision date is July 2021.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

- ☒ Substantial Development ☐ Conditional Use ☐ Variance
☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

- ☒ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

- ☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

- ☐ Aquatic Use Authorization
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

- ☒ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

- ☐ Section 404 (discharges into waters of the U.S.) ☒ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

- ☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

- ☒ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. ✓ (initial)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

Page 43 of 149



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [help]



AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____
=====	
TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Attachment A:
For additional property owner(s) [help]

Use this attachment only if you have more than one property owner.
Complete one attachment for each additional property owner
impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)			
Lee, Ethan			
2. Mailing Address (Street or PO Box)			
2004 Cove Place			
3. City, State, Zip			
Anacortes, WA 98221			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
954 993 6031			ethan.lee@fiftysixsouth.com
Address or tax parcel number of property you own:			
2004 Cove Place, P60015			
Signature of Property Owner			
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.			
Ethan H. Lee			
Printed Name		Signature	

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-012 rev. 10/2016



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers
Seattle District

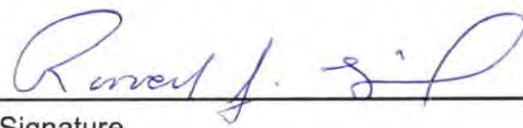
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Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____
=====	
TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)			
Giard, Ronald			
2. Mailing Address (Street or PO Box)			
2005 Cove Place			
3. City, State, Zip			
Anacortes, WA 98221			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
(206) 793-5800	(206) 793-5801		ron@gia-ho.com
Address or tax parcel number of property you own:			
2005 Cove Place, P60026			
Signature of Property Owner			
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.			
			
Printed Name		Signature	

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WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



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Seattle District

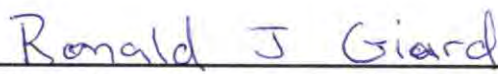
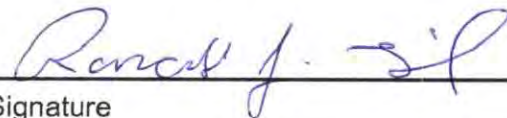
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For additional property owner(s) [\[help\]](#)

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Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____
=====	
TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)			
Giard, Ronald			
2. Mailing Address (Street or PO Box)			
2008 Cove Place			
3. City, State, Zip			
Anacortes, WA 98221			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
(206) 793-5800	(206) 793-5801		uffdadog2@msn.com
Address or tax parcel number of property you own:			
2008 Cove Place, P60017			
Signature of Property Owner			
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.			
			
Printed Name		Signature	

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-012 rev. 10/2016

Application (JARPA) [help]

Agency reference #: _____

Tax Parcel #(s): _____

_____**Attachment A:**
For additional property owner(s) [help]

TO BE COMPLETED BY APPLICANT [help]

Project Name: _____

Location Name (if applicable): _____

Use this attachment only if you have more than one property owner.
Complete one attachment for each additional property owner
impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)

Sletten, Keith

2. Mailing Address (Street or PO Box)

2006 Cove Place

3. City, State, Zip

Anacortes, WA 98221

4. Phone (1)**5. Phone (2)****6. Fax****7. E-mail**

Address or tax parcel number of property you own:

2006 Cove Place, P60016

Signature of Property Owner

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

KEITH B. SLETTEN

Printed Name

Keith B. Sletten

Signature

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WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



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Seattle District

Attachment A:
For additional property owner(s) [\[help\]](#)

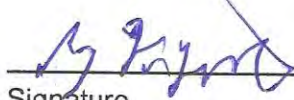
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AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____

TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)			
Van Zandt, Greg			
2. Mailing Address (Street or PO Box)			
5301 Doon Way			
3. City, State, Zip			
Anacortes, WA 98221			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
360-421-3602			vanzandtg@msn.com
Address or tax parcel number of property you own:			
5301 Doon Way, P60013			
Signature of Property Owner			
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.			
			
Printed Name		Signature	

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-012 rev. 10/2016



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



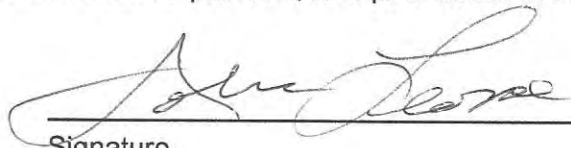
US Army Corps
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Seattle District

Attachment A:
For additional property owner(s) [\[help\]](#)

Use this attachment only if you have more than one property owner.
Complete one attachment for each additional property owner
impacted by the project.

Signatures of property owners are not needed for repair or maintenance activities on existing rights-of-way or easements.

Use black or blue ink to enter answers in white spaces below.

1. Name (Last, First, Middle) and Organization (if applicable)			
Leone, John			
2. Mailing Address (Street or PO Box)			
5303 Doon Way			
3. City, State, Zip			
Anacortes, WA 98221			
4. Phone (1)	5. Phone (2)	6. Fax	7. E-mail
360) 293-7689	360) 770-2886		
Address or tax parcel number of property you own:			
5303 Doon Way, P59636			
Signature of Property Owner			
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.			
			
Printed Name		Signature	

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-012 rev. 10/2016



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



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of Engineers
Seattle District

AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____

TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Attachment B:
For additional project location(s) [\[help\]](#)

Use this attachment only if you have more than one project location.

Use a separate form for each additional location.

Use black or blue ink to enter answers in white spaces below.

1. Indicate the type of ownership of the property. (Check all that apply.) [help]			
☒ Private ☐ Federal ☐ Publicly owned (state, county, city, special districts like schools, ports, etc.) ☐ Tribal ☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
2. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 16) [help]			
5301, 5303, Doon Way and 2003, 2004, 2005, 2006, Cove Place			
3. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Anacortes, WA 98221			
4. County [help]			
Skagit			
5. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
Sw	27	35N	1E
6. Provide the latitude and longitude of the project location. [help]			
• Example: 47.03922 N lat. / -122.89142 W long (Use decimal degrees - NAD 83)			
48.495N Lat -122.67667W			
7. List the tax parcel number(s) for the project location. [help]			
• The local county assessor's office can provide this information.			
P60013, P59636, P60027, P60015, P60026, P60016, P60017			

8. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
See Attachment C		

9. List all wetlands on or adjacent to the project location. [\[help\]](#)

None

10. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

Flounder Bay

11. Is any part of the project area within a 100-year flood plain? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

12. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

The upland portions of the lots are covered with homes or landscaping.
Bottom substrate along the shoreline consists of rock, mud, clay, and gravel. The rock and gravel below the high tide line are from the riprap placed along the shoreline. The shoreline banks are lined with riprap. Beyond the shoreline bottom substrate consists of mud. Water depths at the project site range from about 10 feet to about 15 feet. There is no natural shoreline within the general vicinity of the project site. There is no overhanging vegetation at the project site or any natural vegetation landward of the project site. Flounder Bay is a human-made environment, i.e., it is a dredged marina.

13. Describe how the property is currently used. [\[help\]](#)

Small boat seasonal and long term moorage for upland adjacent property owners.

14. Describe how the adjacent properties are currently used. [\[help\]](#)

Small boat seasonal and long term moorage.

15. Describe the structures (above and below ground) on the property, including their purpose(s). [\[help\]](#)

Upland includes single family homes and parking area. There is a gangway ramp down to existing floats that are held in place by creosote piling. The residence of the homes utilize the floats for moorage of their small boats and watercraft. Non-commercial in nature.

16. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From I-5 Northbound, take Highway 20 exit to the west towards Anacortes. Continue on Highway 20 spur towards the Anacortes ferry landing. Continue past the ferry landing and onto Sunset way, turn left on Anaco Beach Rd, then right onto Sterling Drive, Left on Kingsway, Right on Windsor St and left on Doon Way. Project Site B will be on your right.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-013 rev. 10/2016

YOUR TRIP TO:

5301 Doon Way

Scan this QR code for
directions on your mobile
device:

**39 MIN | 25.6 MI** **Est. fuel cost: \$1.99**

Trip time based on traffic conditions as of 11:38 AM on February
11, 2021. Current Traffic: Moderate



Print a full health report of your car with HUM
vehicle diagnostics **(800) 906-2501**



48.465237, -122.341579

1. Start out going **north** on I-5 N.

Then 0.01 miles

0.01 total miles

2. Take the **WA-20** exit, EXIT 230, toward **Skagit Airport/Burlington/Anacortes**.

Then 0.41 miles

0.43 total miles



3. Turn **left** onto Cascade Loop/Chuckanut Drive/W Rio Vista Ave/WA-20.
Continue to follow Cascade Loop/WA-20.

Then 11.70 miles

12.13 total miles



4. Enter next roundabout and take the 1st exit onto State Highway 20 Spur/WA-20
Spur. Pass through 1 roundabout.

Then 3.85 miles

15.98 total miles

5. 5726 STATE HIGHWAY 20 SPUR is on the **right**.*If you reach State Route 20 Spur you've gone about 0.4 miles too far.*

5726 State Highway 20 Spur

This leg of your trip is:

19 minutes • 15.98 miles

Start of next leg of route



6. Start out going **southeast** on State Highway 20 Spur/WA-20 Spur toward State
Route 20 Spur.

Then 1.63 miles

17.61 total miles



7. Enter next roundabout and take the 3rd exit onto State Highway 20 Spur/WA-
20 Spur.

Then 2.79 miles

20.40 total miles



8. Enter next roundabout and take the 1st exit onto Commercial Ave/WA-20 Spur.

Then 0.21 miles

20.61 total miles



9. Turn **left** onto 32nd St.

If you reach 31st St you've gone a little too far.

Then 0.86 miles

21.47 total miles



10. 2188 32ND ST is on the **right**.

Your destination is 0.1 miles past F Ave.

If you are on D Ave and reach 31st St you've gone a little too far.



2188 32nd St

This leg of your trip is:

8 minutes • 5.49 miles

Start of next leg of route



11. Start out going **west** on 32nd St.



12. Enter next roundabout and take the 1st exit onto D Ave.

Then 1.12 miles

22.59 total miles



13. Turn **left** onto 12th St/WA-20 Spur. Continue to follow WA-20 Spur. Pass through 1 roundabout.

If you reach 11th St you've gone a little too far.

Then 2.23 miles

24.82 total miles



14. Stay **straight** to go onto Sunset Ave.

Then 0.10 miles

24.93 total miles



15. Take the 1st **left** onto Anaco Beach Rd.

Anaco Beach Rd is just past Summit Rd.

If you reach Grady Ln you've gone a little too far.

Then 0.19 miles

25.11 total miles



16. Take the 2nd **right** onto Sterling Dr.

Sterling Dr is just past Maritime Ct.

If you reach Kingsway you've gone about 0.5 miles too far.

Then 0.30 miles

25.41 total miles



17. Turn **left** onto Kingsway.

Then 0.11 miles

25.52 total miles



18. Take the 1st **right** onto Windsor St.

Windsor St is just past Heather Dr.

If you reach Macbeth Dr you've gone a little too far.

Then 0.05 miles

25.57 total miles



19. Turn **left** onto Doon Way.

Then 0.03 miles

25.60 total miles



20. 5301 DOON WAY is on the **right**.

If you reach Cove Pl you've gone a little too far.



5301 Doon Way

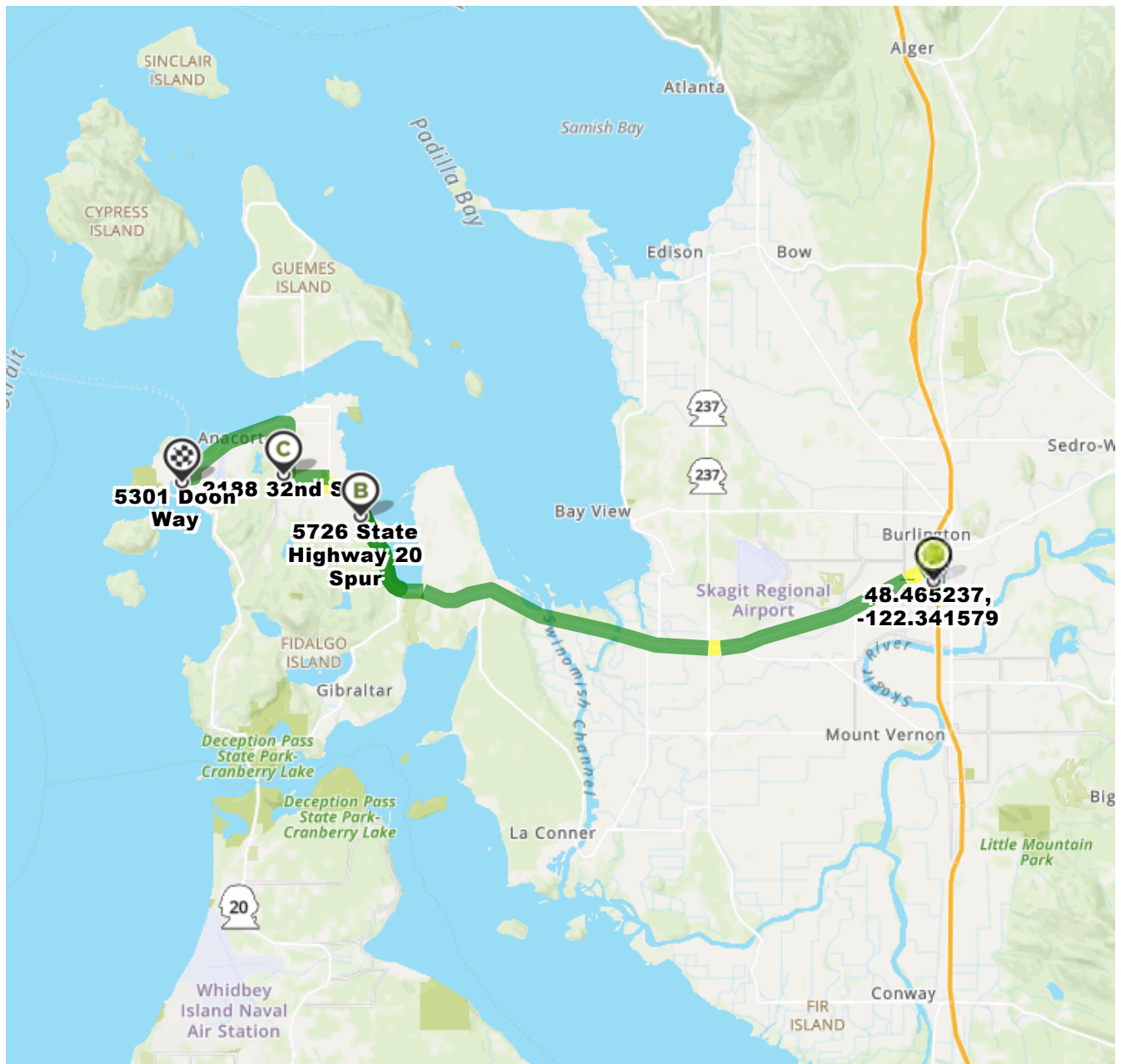
This leg of your trip is:

9 minutes • 4.13 miles



Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.





WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers®
Seattle District

Attachment C:
Contact information for adjoining
property owners. [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____

TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. [help]		
Name	Mailing Address	Tax Parcel # (if known)
Chris Dahl	5309 Doon Way Anacortes, WA 98221	P59633
Dennis Nachtweih	2010 Cove Place Anacortes, WA 98221	P60018
James Alderson	5215 Doon Way Anacortes, WA 98221	P60014
James Federick	2007 Cove PL Anacortes, WA 98221	P60025

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016



MEMORANDUM

September 14, 2021

To: City of Anacortes, Planning, Community & Economic Development Department
Attn: Emily Morgan – Associate Planner
From: Tyler Zimmerman, P.E. (TZE)
Subject: Flounder Bay – Dock Project Location B

We are requesting permit review for this proposed improvement project.

This project is located at multiple locations in Flounder Bay within Skyline Marina in the City of Anacortes in Skagit County Washington. Location A address is 2001 Skyline Way, Lat 48.49278N, Long 122.67833W. Location B addresses are 5301, 5303 Doon Way and 2003, 2004, 2005, 2006 Cove Place, 48.495N, Long 122.67667W. Scopes of work vary between each location and are described in more detail below. In general, this project will upgrade existing docks by replacement of creosote piling with 12” steel piling with dock replacements. Site plans and additional project details are attached and discussed below.

5301 Doon Way, Greg Van Zandt & 5303 Doon Way, John Leone; Shared Dock– Replace three creosote piling with two 12” galvanized steel piles and replace the existing concrete float with a steel framed FRP grated float. The new float is proposed to be ten feet longer, but the width will taper from 8’ down to 5’. OWC of the existing float (8’x36’) is 288 sq ft and the proposed OWC is 299 sq ft. Proposed floats will be FRP grated decking with approximately 62% light permeability. Existing gangway will be reused.

- Land Use Permit
- Floodplain Development Permit
- Shoreline Substantial Development Permit
- SEPA Review

2004 Cove Place, Ethan Lee & 2006 Cove Place, Keith Sletten: Shared Dock - Replace three creosote piling with two 12” galvanized steel piles, new gangway and replace the existing concrete float with a steel framed FRP grated float. The new float is proposed to be ten feet longer. The existing float tapers from 8’ out to 9’ and has an OWC of 324 sq ft. The proposed float will be 46’ long and the width will taper from 8’ down to 5’ with an OWC of 299 sq ft. Proposed floats will be FRP grated decking with approximately 62% light permeability.

- Land Use Permit
- Floodplain Development Permit
- Shoreline Substantial Development Permit
- SEPA Review



TZ|ENGINEERING,LLC

2005 Cove Place, Ronald Giard & 2003 Cove Place Jim Haight - Replace four creosote piling with two 12" galvanized steel piles and replace the two existing concrete floats with a steel framed FRP grated float. The new float is proposed to be twelve feet longer. OWC of the two existing 30'x8' floats is 480 sq ft and the proposed OWC is 336 sq ft. Proposed floats will be FRP grated decking with approximately 62% light permeability. Existing gangways will be replaced with one single new gangway.

- Land Use Permit
- Floodplain Development Permit
- Shoreline Substantial Development Permit
- SEPA Review

The shoreline designation is Shoreline Residential and the uplands includes single family homes.

The proposed improvements follow the City of Anacortes Shoreline Master Program (SMP) and specific use policies and development regulations as outlined in chapter 9 of the SMP.

9.5 Docks, Piers and Floats

Policy 9.5.1 – Use of this facility is a water-dependent use for access to watercraft by the upland condo owners.

Policy 9.5.2 – This project is within Flounder Bay.

Policy 9.5.3 – This is a permitted dock and liveboards are not allowed.

Policy 9.5.4 – No boathouses are included in this facility.

Policy 9.5.5 – This project does not change the existing characteristics of the facility and has been designed to minimize impacts to the environment and provide safe access for the users.

Policy 9.5.6 – No mooring buoys will be installed and are not practicable in this location.

Policy 9.5.7 – Floating docks will be utilized.

Policy 9.5.8 – All docks will be shared use by two single family dwellings each.

Policy 9.5.9 – No navigable waters will be obstructed. No public uses will be reduced.

Policy 9.5.10 – Creosote piling will be removed as part of this project. No new creosote or pentachlorophenol treated wood products will be used.

Policy 9.5.11 – The minimum sized docks have been designed to adequately moor the proposed vessels.



TZ|ENGINEERING, LLC

Development Regulations

DR-9.5.1 – This project follows a-e of this section. There will not be any residential uses of the floats, no fill waterward of the OHWM or wetlands, no floats associated with the upland natural environment designation and is located within Flounder Bay.

DR-9.5.2 – The proposed floats will be accessed from the same location as the existing floats.

DR-9.5.3 – The project is self-mitigating by utilizing new floats with grated surfaces for increased light penetration as well as removal of creosote piling.

DR-9.5.4 – The new floats and piling will minimize adverse effects on fish, shellfish and wildlife by having light penetrating surfaces and removal of creosote piling. The new design will be more robust than the existing capable of withstanding expected environmental conditions and minimize hazards to users.

DR-9.5.5 – Railings will be clear framework design and conform to the international building code. Docks will be constructed of materials that comply with state and federal regulations.

DR-9.5.6 – This is a water dependent use.

DR-9.5.7 – Current water dependent uses of the docks will remain the same.

DR-9.5.8 – No upland boathouses will be installed as part of the project.

DR-9.5.9 – Dock will not extend beyond the inner harbor line.

DR-9.5.10 – This is not an area of substantial littoral drift or significant historic/scenic value.

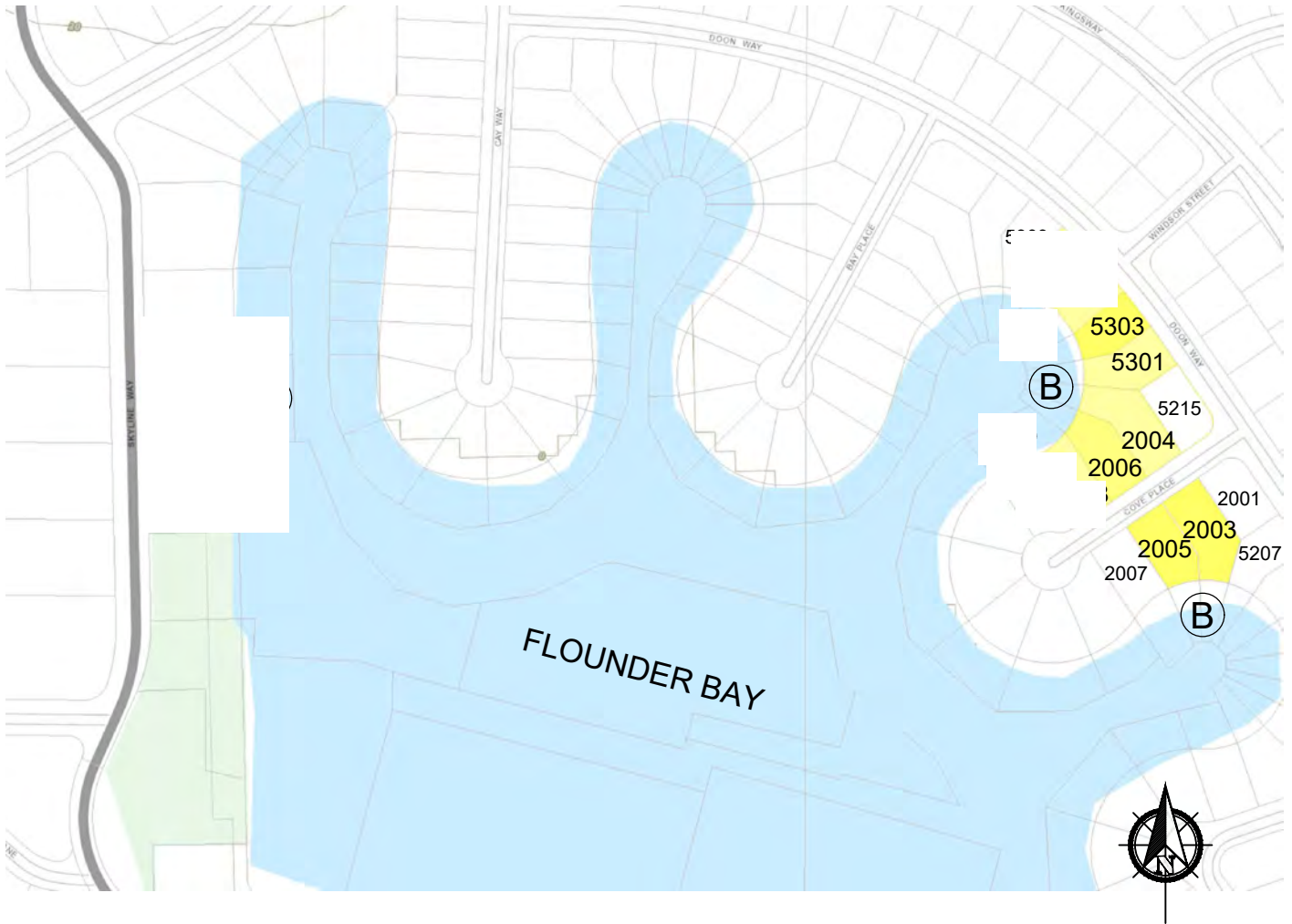
DR-9.5.11 – The proposed dock size is the minimum necessary to meet the needs of the adjacent owners and the maximum practicable for the lot size.

DR9.5.12 – This is not for new residential development.

DR-9.5.13 – Floats will not be more than 8 feet wide and will contain at least 50% functional grating. Proposed float orientation will the same as the existing.

DR-9.5.14 – This is not a repair proposal.

DR-9.5.15 – This project is not along Cap Sante.



SECTION 27, T 35 N, R 1 E, WM

Scale: 1"=300'

PERMIT APPLICATION

PROJECT SITE MAP

REFERENCE:

APPLICANT: TZ ENGINEERING, LLC
ADJACENT PROPERTY OWNERS:

LOCATION B: 5301/5303 DOON WAY
2003 2004/2005/2006 COVE PLACE

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS

IN: FLOUNDER BAY / BURROWS BAY

NEAR/AT: ANACORTES

COUNTY: SKAGIT

STATE: WA

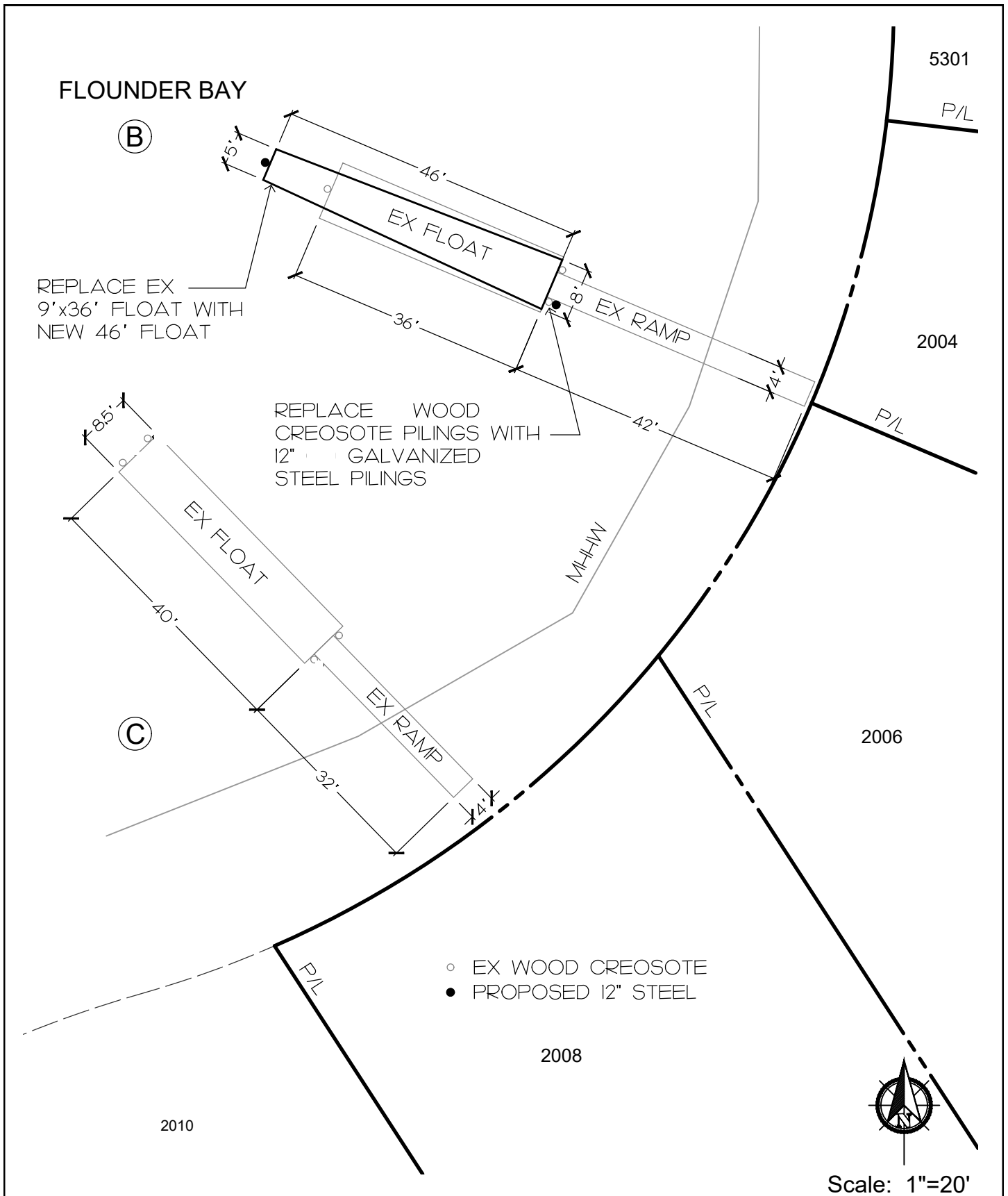
B - DAHL CHRIS, 5309 DOON WY

B - NACHTWEIH DENNIS, 2010 COVE PL

LAT/LONG B: 48°29'42"N / 122°40'36"W

PAGE 2 OF 7

DATE: 4/20/2021



PERMIT APPLICATION

LOCATION B & C - PLAN

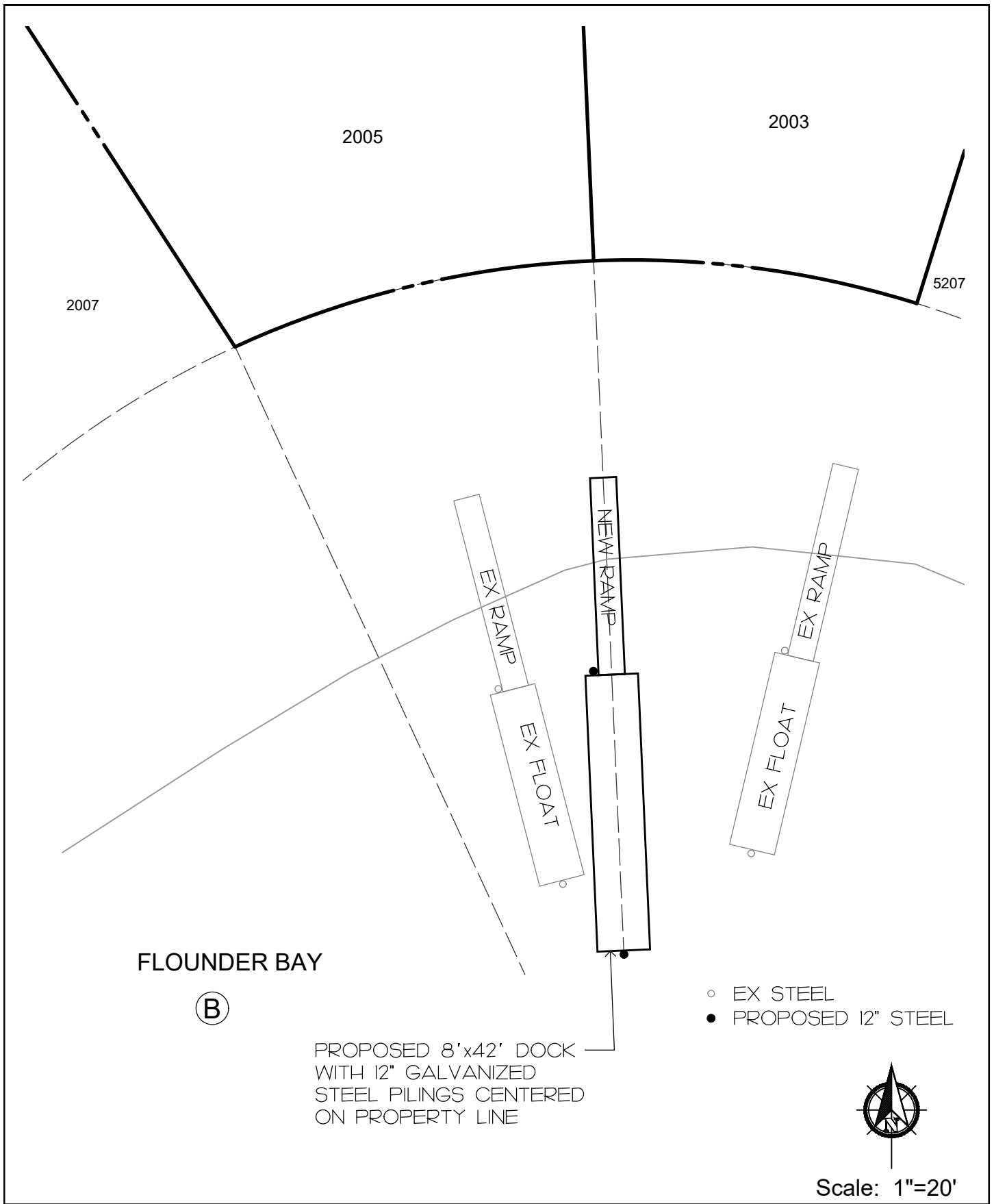
LOCATION B: 5301/5303 DOON WAY
2004/2005/2006 COVE PLACE

REFERENCE:

APPLICANT: TZ ENGINEERING, LLC PAGE 3 OF 7

DATE: 4/20/2021

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS



PERMIT APPLICATION

LOCATION B - PLAN

REFERENCE:

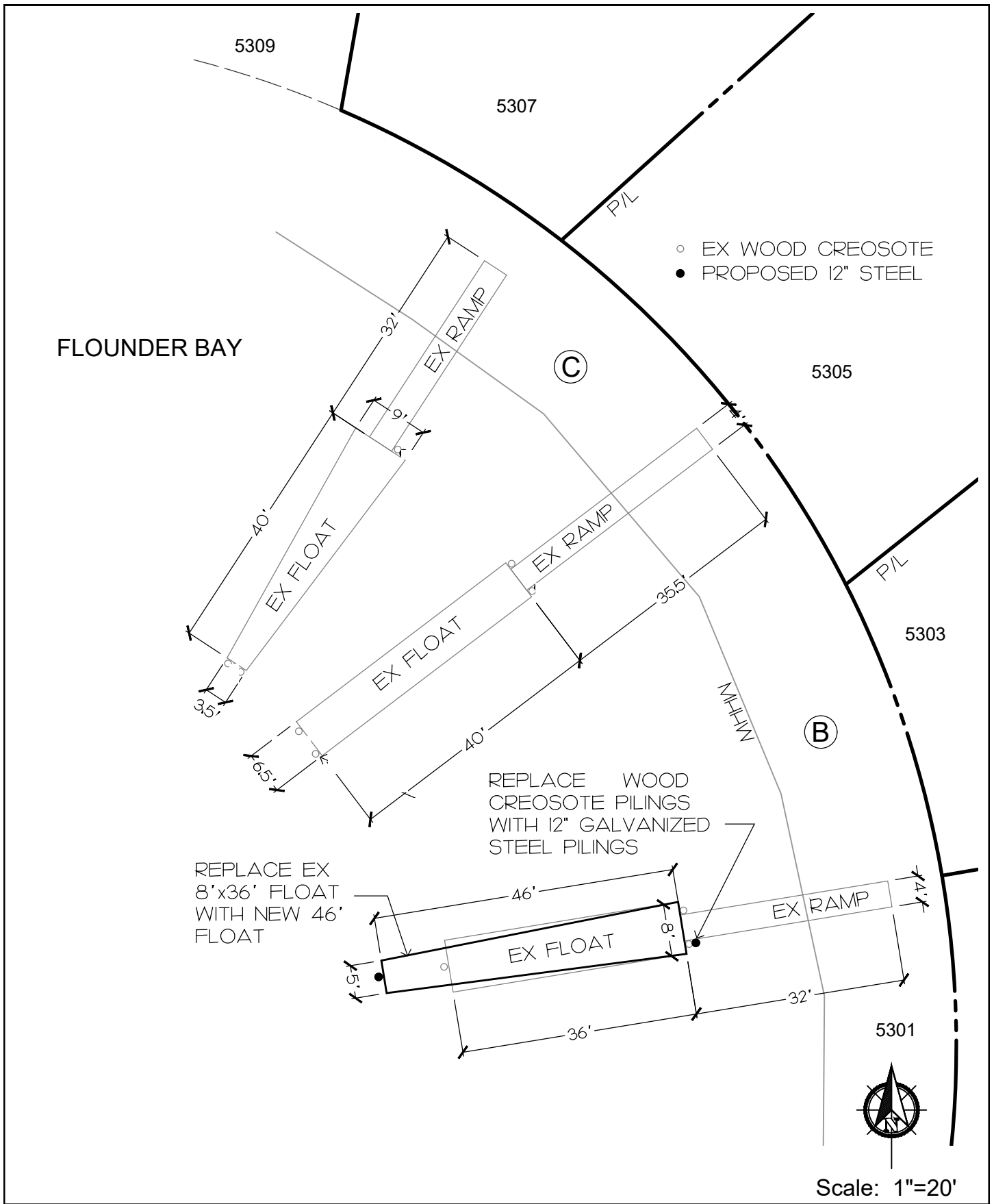
LOCATION B: 2005 COVE PLACE

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS

APPLICANT: TZ ENGINEERING, LLC

PAGE 4 OF 7

DATE: 4/20/2021



PERMIT APPLICATION

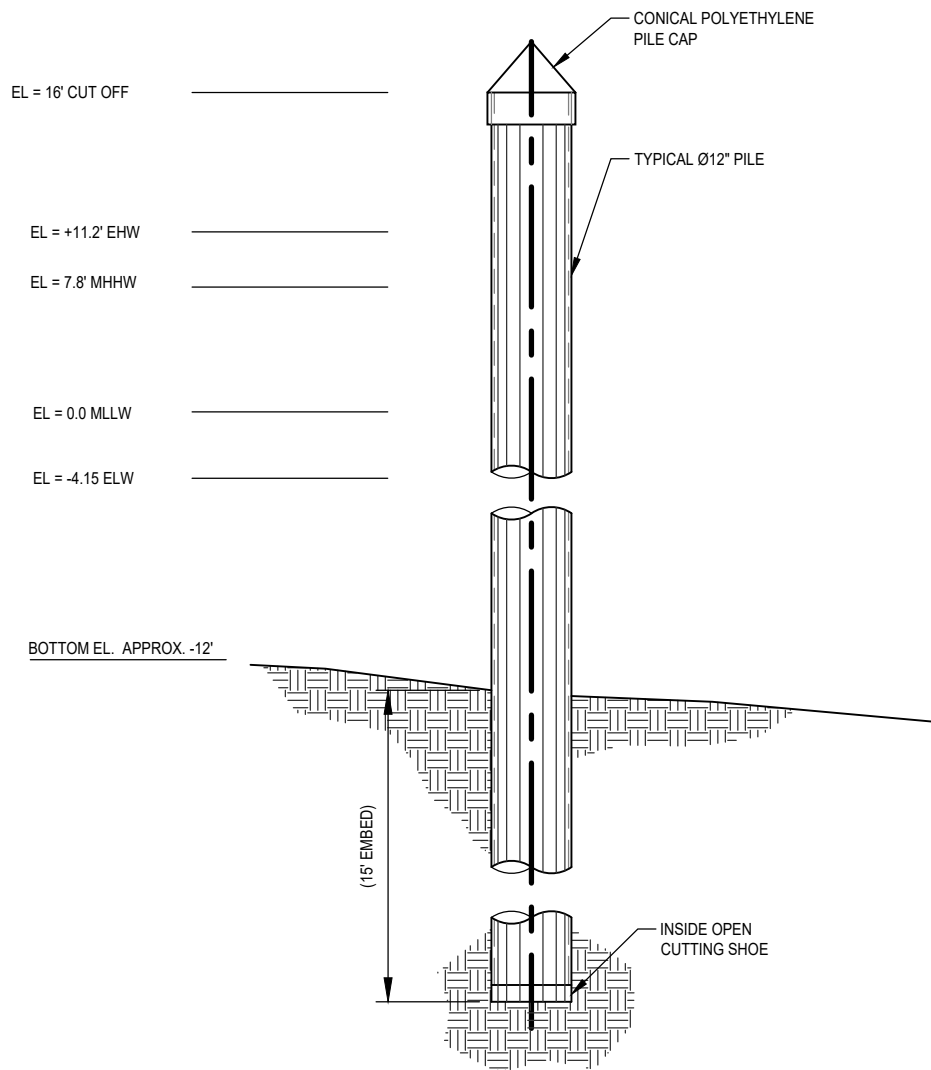
LOCATION B & C - PLAN

LOCATION B: 5301/5303 DOON WAY

REFERENCE:

APPLICANT: TZ ENGINEERING, LLC PAGE 4/5 OF 7 DATE: 4/20/2021

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS



TYPICAL PILE

COATING:
HOT DIP GALVANIZE

No Scale

PERMIT APPLICATION

DETAIL - TYPICAL PILE

REFERENCE:

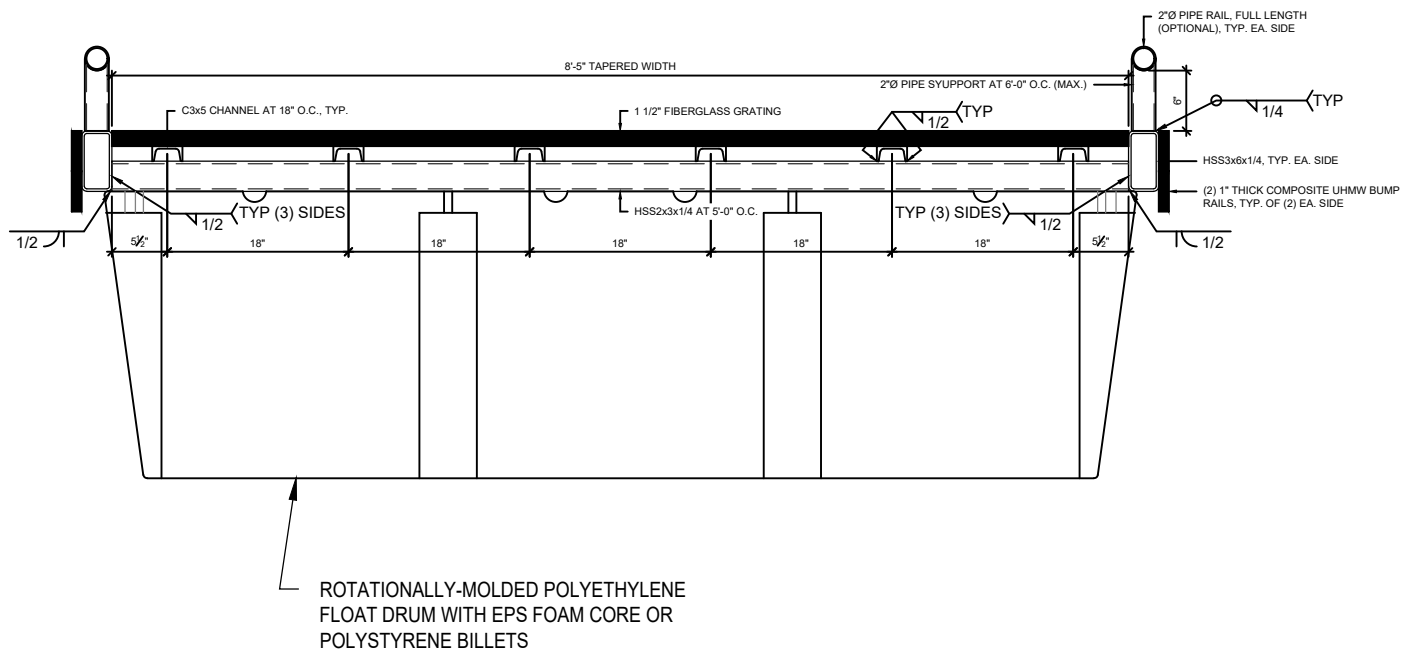
LOCATION B

APPLICANT: TZ ENGINEERING, LLC

PAGE 6 OF 7

DATE: 4/20/2021

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS



DOCK FLOAT SECTION

No Scale

PERMIT APPLICATION

LOCATION B & C - DETAIL

REFERENCE:

APPLICANT: TZ ENGINEERING, LLC PAGE 7 OF 7 DATE: 4/20/2021

PROPOSED PROJECT: IMPROVE
EXISTING PIERS, PILES, RAMPS &
FLOATS



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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable:
- [\[help\]](#)

Flounder Bay Dock Project - Location B

2. Name of applicant:
- [\[help\]](#)

Tyler Zimmerman, TZ Engineering, LLC

3. Address and phone number of applicant and contact person:
- [\[help\]](#)

16980 Sargent Ln, Burlington, WA 98233

4. Date checklist prepared:
- [\[help\]](#)

3/25/21

5. Agency requesting checklist:
- [\[help\]](#)

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):
- [\[help\]](#)

Fall 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- [\[help\]](#)

None

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.
- [\[help\]](#)

No

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

[\[help\]](#) **WDFW HPA permit, ACOE permit, WA-DOE water quality certification, City of Anacortes Permit**

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.)
- [\[help\]](#)
- In general, this project will upgrade existing docks by replacement of 10 creosote piling with 6 -12" steel piling with dock replacements and gangway replacements. Deck grating will be used on the gangway and dock.**

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. [\[help\]](#)

Location B addresses are 5301, 5303, Doon Way and 2003, 2004, 2005, 2006, Cove Place, 48.495N, Long 122.67667W.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

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

other _____ **This project takes place in the water. Upland is fully developed flat land consisting of single family.**

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope is the shoreline embankment that is approximately a 3:1 slope.

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

Bottom substrate along the shoreline consists of rock, mud, clay, and gravel. The shoreline banks are lined with riprap. Beyond the shoreline bottom substrate consists of mud. Flounder Bay is a human-made environment, i.e., it is a dredged marina

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No, filling, excavation or grading proposed

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[\[help\]](#)

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Piling will be removed and installed using a vibratory hammer hooked to a crane positioned on a barge.

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. [\[help\]](#)

Emissions will be from the equipment used to construct the project. Boat, crane, small generator and welder.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None

3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

The project sites are within Flounder Bay which is part of Skyline Marina adjacent to Burrows Bay. Saltwater.

- 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. [\[help\]](#)

Yes, the work will take place in Flounder Bay.

- 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. [\[help\]](#)

No Fill, only the removal of creosote piling and installation of 12" steel piling.

Piling removal = 7.85 sq ft, Piling Install = 4.71sq ft

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

NO

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

NO

- 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. [\[help\]](#)

NONE

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. [\[help\]](#)

NONE

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

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

NO

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

NONE

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

____grass

____pasture

____crop or grain

____Orchards, vineyards or other permanent crops.

____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other
NONE other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
 NONE

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
 Marbled murrelet, Bald eagle, Bull trout, Chinook salmon, Steelhead , Stellar
 Sea lion, Leatherback sea turtle, Humpback whale

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance
 vegetation on the site, if any: [\[help\]](#)
 NONE

- e. List all noxious weeds and invasive species known to be on or near the site.
 NONE

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known
 to be on or near the site. Examples include: [\[help\]](#)

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

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

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

Hawks, eagles, herons, songbirds, deer

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
 Marbled murrelet, Bald eagle, Bull trout, Chinook salmon, Steelhead , Stellar
 Sea lion, Leatherback sea turtle, Humpback whale

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 No

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
 replacing creosote piles with a smaller number of steel piling and concrete
 dock surfaces with grated dock surfaces.

- e. List any invasive animal species known to be on or near the site.
 None known

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. [\[help\]](#)
 Electricity for shore power for boat to maintain charges on batteries, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties?
 If so, generally describe. [\[help\]](#)
 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: [\[help\]](#)

NONE

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. [\[help\]](#)

NONE

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

NONE

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

NONE

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

Petroleum products for fuel and lubes during construction.

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

NONE

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

Proper use of BMP's and good housekeeping during construction.

b. Noise

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

NONE

- 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. [\[help\]](#)

Equipment operation and pile driving with a vibratory hammer. Daytime 6am-8pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Pile driving with a vibratory hammer instead of an impact hammer.

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. [\[help\]](#)

Upland includes single family homes and parking area. Non-commercial in nature.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) NO

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: NO

c. Describe any structures on the site. [\[help\]](#)

Upland includes single family homes and parking area.

d. Will any structures be demolished? If so, what? [\[help\]](#)
NO

e. What is the current zoning classification of the site? [\[help\]](#)
Shoreline Residential

f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Unknown

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Shoreline Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
None. The floats moor boats for the upland housing.

j. Approximately how many people would the completed project displace? [\[help\]](#)
NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Project does not change the current land use

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
NONE

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NONE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NONE
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
NONE

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? [\[help\]](#)
10' Piling
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
NONE
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
NO
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
NONE

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Boating, fishing, hiking
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
NONE

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. [\[help\]](#)

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. [\[help\]](#)

NO

- 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.

[\[help\]](#)

Search of the DAHP's online database.

- 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.

NONE

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. [\[help\]](#)

Access to the sites is from Doon Way and Cove Place. No change in access is proposed.

- 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? [\[help\]](#)

Yes. Skagit Transit has a bus stop near the site at the intersection of Skyline way and Kingsway. Approximately 1/4 mile from the sites.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

NONE

- 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). [\[help\]](#)

NO

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) NO

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

NONE

- 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: [\[help\]](#)

NONE

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. [\[help\]](#)

NO

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NONE

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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

NO changes to utility services are proposed.

C. SIGNATURE [\[HELP\]](#)

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 Tyler Zimmerman

Position and Agency/Organization TZ Engineering, LLC

Date Submitted: 04/15/21



NOTICE OF APPLICATION and PUBLIC HEARING with OPTIONAL SEPA DNS

SCAN HERE TO VIEW

All File Materials & Staff Report:



File Number: SDP-2021-0010

Owners: Bonita & Keith Sletten (2006 Cove Pl); Ron & Debbie Giard (2005 Cove Pl); Jimmy & Helen Haight (2003 Cove Pl); Ethan Lee (2004 Cove Pl); Greg & Sarah Van Zandt (5301 Doon Way); John & Mary Leone (5303 Doon Way)

Agent: Tyler Zimmerman, TZ Engineering, LLC

Date of Application: September 14, 2021

Date of Completeness: October 12, 2021

Project Location: 2003 & 2005 Cove Place; 2004 & 2006 Cove Place; 5301 & 5303 Doon Way

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The agent on behalf of the property owners have requested a Shoreline Substantial Development permit with SEPA review for the replacement of (3) existing joint use docks. The proposal is occurring at (3) locations within the Skyline Subdivision. Location 1 (2003 & 2005 Cove Pl) proposes the removal of (2) single use docks to be replaced with (1) joint use dock; said dock will be a total of 336 sq. ft and include: (2) 12" steel pilings, 8 ft. by 42 ft. float, and a new 4 ft. by 40 ft. grated gangway ramp. Location 2 (2004 & 2006 Cove Pl) proposes the removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp. Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.

Required Project Permits/Approvals: The following may be required in addition to the above: SEPA environmental review, Building Permit, Hydraulic Permit Approval (WDFW), USACE Approval Permit, Floodplain Development Permit

SEPA Review: Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197.11.355 is being utilized; this may be the only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Checklist

Public Comment Period: The joint Notice of Application and Public Hearing was published on October 27th, 2021. Written comments must be submitted to the contact person listed below by **5:00 PM on November 26th, 2021**.

Open-Record Decision Hearing: A virtual open-record decision hearing to make a decision on the application will be held by the Planning Commission on **December 8th, 2021 at 6:00 pm** via Zoom video conferencing.

➤ Virtual meeting participation instructions and connection information can be viewed here: <https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body. Members of the public who require special assistance to participate in or access the public hearing may contact the [City Clerk](#) 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "View Current Projects"

For Project Information: Emily Morgan, Senior Planner; Phone: (360) 298-4350; emilym@cityofanacortes.org;

AFFIDAVIT OF POSTING

City of Anacortes Planning, Community, & Economic Development

I, **Emily Morgan**, declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on **October 27, 2021**, the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **SDP-2021-0010**, was posted on the subject property.

Emily Morgan

Signature

10/27/2021

Date

ADVERTISING RECEIPT



STANWOOD CAMANO NEWS

1215 Anderson Rd,
Mount Vernon, WA 98274
Ph. Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/18/21	45993



CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

NOTICE OF APPLICATION AND PUBLIC HEARING WITH OPTIONAL SEPA DNS

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
159425	NOTICE OF APPLICATION	10/27/21	10/27/21	2	\$215.18

File Number:
SDP-2021-0010

Owners: Bonita & Keith Sletten (2006 Cove Pl); Ron & Debbie Giard (2005 Cove Pl); Jimmy & Helen Haight (2003 Cove Pl); Ethan Lee (2004 Cove Pl); Greg & Sarah Van Zandt (5301 Doon Way); John & Mary Leone (5303 Doon Way)

Agent: Tyler Zimmerman, TZ Engineering, LLC

Date of Application:
September 14, 2021

Date of Completeness:
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Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$215.18
Paid Amount: \$0.00

Amount Due: \$215.18

We Appreciate Your Business!

AD# 159425

removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp. Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.

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For Project Information: Emily Morgan, Senior Planner; Phone: (360) 298-4350; emilym@cityofanacortes.org;

Published
October 27, 2021
AA-159425

Tribes ▼	Stillaguamish - Historic Preservation ▼	THPO@stillaguamish.co
Tribes ▼	Swinomish Tribe ▼	jpeters@swinomish.nsn.
Tribes ▼	Swinomish Tribe - Historic Preservation ▼	THPO@swinomish.nsn.
Tribes ▼	Swinomish Tribe - Planning & Transit ▼	KCleary@swinomish.nsr
Tribes ▼	Upper Skagit Tribe ▼	sschuyler@UPPERSKA

Reviewer Comments

Application is *

☒ Complete ☐ Voided

Comments due by:

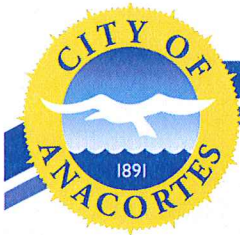
11/26/2021

Staff Comments

Enter your comments in the blank row below, or click Next Reviewer to create a new row for your remarks. You may Upload Word or PDF files with your remarks.

Commenter	Dept	Comments	Upload
Koegel, Matt ▼	Sanitation	All good from Solid Waste.	Upload ✕
Nemeth, Terry ▼	Water	Dock water must have an RPBA (reduced pressure backflow assembly) installed per WAC-246-290-490 table 9	Upload ✕
Lange, Steve ▼	Engineering	No concerns at this time	Upload ✕
Frisinger, Rob ▼	Building	Building has no concerns at this time.	Upload ✕

[Next Reviewer](#)



STATE ENVIRONMENTAL POLICY ACT (SEPA)

Determination of Non-Significance (DNS)

Project Title	Flounder Bay Joint Use Docks		
File Number	SDP-2021-0010	SEPA Number	202105696
Site Address	2003 & 2005 Cove Place; 2004 & 2006 Cove Place; 5301 & 5303 Doon Way		
APN(s)	P60013, P59636, P60015, P60027, P60026, P60016		
Applicant/Owner(s)	Bonita & Keith Sletten (2006 Cove Pl); Ron & Debbie Giard (2005 Cove Pl); Jimmy & Helen Haight (2003 Cove Pl); Ethan Lee (2004 Cove Pl); Greg & Sarah Van Zandt (5301 Doon Way); John & Mary Leone (5303 Doon Way)		
Agent	Tyler Zimmerman, TZ Engineering, LLC		
Application Date	September 14, 2021		
Notice of Application	October 27, 2021; comment period ended November 26, 2021		
Request	The agent on behalf of the property owners have requested a Shoreline Substantial Development permit with SEPA review for the replacement of (3) existing joint use docks. The proposal is occurring at (3) locations within the Skyline Subdivision. • Location 1 (2003 & 2005 Cove Pl) proposes the removal of (2) single use docks to be replaced with (1) joint use dock; said dock will be a total of 336 sq. ft and include: (2) 12" steel pilings, 8 ft. by 42 ft. float, and a new 4 ft. by 40 ft. grated gangway ramp. • Location 2 (2004 & 2006 Cove Pl) proposes the removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp. • Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.		

The City of Anacortes Department of Planning, Community & Economic Development has determined that this project does not have a probable significant adverse impact on the environment. 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 may be viewed by clicking the "**View Current Projects**" Quick Link button on the PCED Homepage (<https://www.anacorteswa.gov/161/Planning-Community-Economic-Development>).

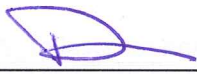
This determination is based on the following findings and conclusions:

- No comments regarding potential environmental impacts were received from the public or agencies.

- Comments relaying no objection to the proposed project were received from City of Anacortes Building Department and Public Works' Engineering & Sanitation Departments. Public Works Water Department commented that the docks must have water with a RPBA installed per WAC-246-290-490.
- The proposal's conformance with existing Anacortes Municipal Code regulations and acquisition of applicable agency permits prior to site construction adequately address potential impacts of this project.
- This DNS is issued under WAC 197-11-340(2) after using the Optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1984. The issuance of this 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.

Responsible Official: Don Measamer, Director/SEPA Responsible Official
Planning, Community, & Economic Development Department
Address: P.O. Box 547
Anacortes, WA 98221
Phone: 360-299-1942

Signature:  **Issue Date:** 11/30/21

SEPA APPEAL PROCEDURE

This environmental threshold determination may be appealed in accordance with the procedures outlined in AMC Chapter 18.04 and 19.20. Appeals must be on forms provided by the Planning, Community & Economic Department (PCED), contain the information specified in AMC 19.20.180.F, be accompanied by a filing fee of \$200, and be delivered to the City Clerk by mail or personal delivery by **5:00 PM, 14 days from the above issue date**. Additional information regarding the appeal process may be obtained from City of Anacortes PCED, (360) 299-1984.



ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Decision

File Number	SDP-2021-0010
Project Name	Flounder Bay Joint Use Dock
Proposal	The agent on behalf of the property owners have requested a Shoreline Substantial Development permit with SEPA review for the replacement of (3) existing joint use docks. The proposal is occurring at (3) locations within the Skyline Subdivision. Location 1 (2003 & 2005 Cove PI) proposes the removal of (2) single use docks to be replaced with (1) joint use dock; said dock will be a total of 336 sq. ft and include: (2) 12" steel pilings, 8 ft. by 42 ft. float, and a new 4 ft. by 40 ft. grated gangway ramp. Location 2 (2004 & 2006 Cove PI) proposes the removal of the existing 324 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 42 ft. grated gangway ramp. Location 3 (5301 & 5303 Doon Way) proposes the removal of the existing 288 sq. ft. joint use dock to be replaced with a 299 sq. ft. joint use dock; said dock will include: (2) 12" steel pilings, 8 ft. by 46 ft. float (the width will taper from 8 ft. to 5 ft.), and a new 4 ft. by 32 ft. grated gangway ramp. Each of the proposed floats would allow for 62% light permeability due to the FRP grated decking. The subject properties are located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.
Public Hearing & Decision Body	Anacortes Planning Commission
Public Hearing Date	December 8, 2021
PC Deliberations	December 8, 2021
Exhibits	A. Staff Report B. SSDP Application Materials C. Noticing Materials D. Comments E. Issued ODNs

Documents are available at City Hall in the Planning, Community, and Economic Development Department or may be accessed on the public portal:

<https://docs.cityofanacortes.org/WebLink/Browse.aspx?dbid=0&startid=434848&row=1>

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and decision:

Findings of Fact & Conclusions of Law

1. The Staff report dated December 1, 2021, accurately describes the project proposal and is hereby incorporated by reference. (Exhibit A)
2. The following members of the public provided testimony during the public hearing: N/A
3. The following additional exhibits were entered into the record at the public hearing: N/A
4. The following additional Findings of Fact and/or Conclusions of Law are entered: N/A

Decision

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following decision regarding the subject Shoreline Substantial Development Permit:

- ☒ Approve with Conditions
☐ Approve
☐ Deny

Subject to staff's recommended conditions in the Staff Report dated December 1, 2021 and any additional Commissioner conditions of approval as listed below:

1.

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretzky				
Jack Curtis				
Sarah Ruether				
Linda Martin				
Gary Molyneaux				
Jeff Graf				
Ward MacKenzie				
Total	0	0	0	0

ANACORTES PLANNING COMMISSION
Anacortes, Washington

Ward MacKenzie
Planning Commission Chair

Date

Appeals

Pursuant to AMC 19.20.030, a local appeal of Type 3-PC Planning Commission Decisions is available to the City Council. Appeals of this decision must be filed in accordance with AMC 19.20.180 by 5:00 PM, 21 days from the date the WA Dept. of Ecology receives the decision.



Planning Commission Agenda Bill

Meeting Date: December 8, 2021 **Agenda Item:** D.2.

Subject: Public Hearing: SDP-2021-0011 - Smith Dock Project

Staff Contact: MORGAN EMILY

Approved for Submittal to Commission by

MORGAN EMILY

LIBBY GRAGE

Action Type

Public Hearing

Summary Statement: The agent on behalf of the property owner has requested a Shoreline Substantial Development permit with SEPA review for the replacement of an existing single use dock. The project proposes the removal of the existing 216 sq. ft. wood float with (4) creosote pilings and steel ramp.

Background: A mandatory preapplication meeting was held on March 2, 2021 with the mandatory neighborhood meeting being held on August 12, 2021.

Previous Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move to approve SDP-2021-0011, subject to the staff recommended conditions of approval contained within the staff report of record.

Alternative Actions: Approval with modified conditions or denial.

Attachments (listed in order presented):

1. Exhibit A - Staff Report
2. Exhibit B - Application Materials
3. Exhibit C - Noticing Materials
4. Exhibit D - Comments
5. Exhibit E - Issued ODNs
6. SDP-2021-0011 - DRAFT PC Decision



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

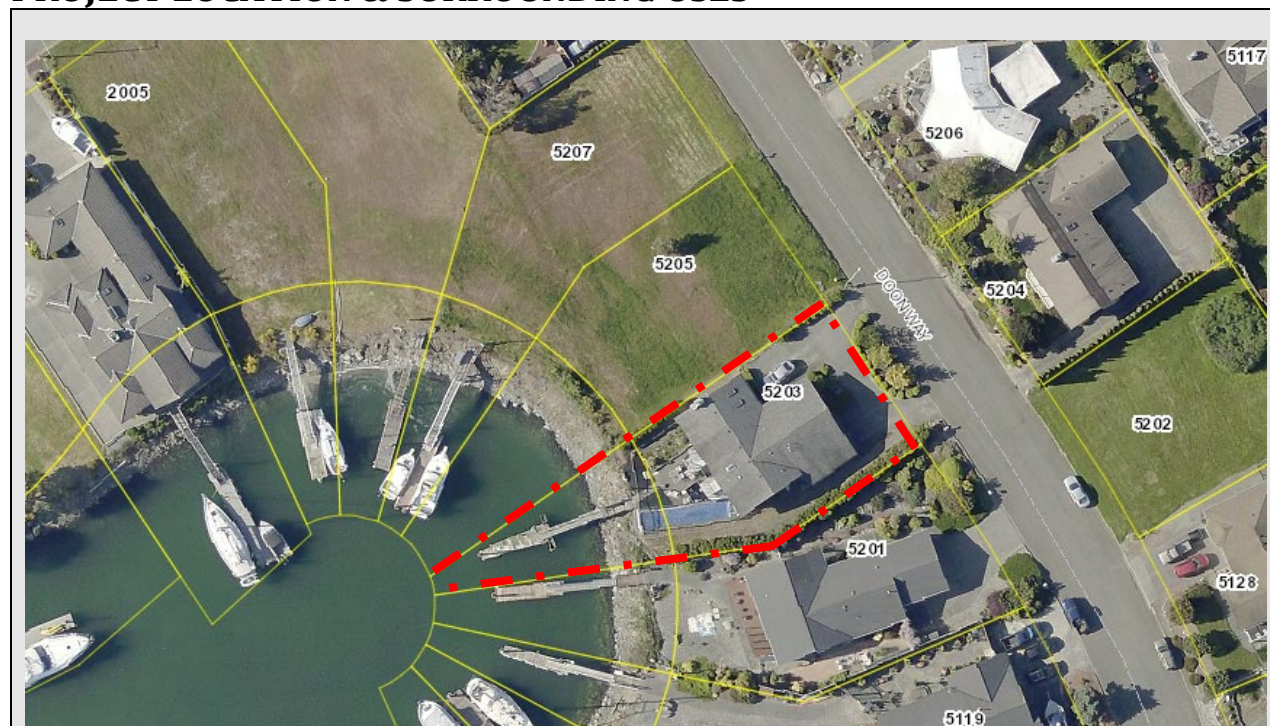
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: STAFF REPORT

File Number	SDP-2021-0011	Date of Report	November 30, 2021
Project Title	Smith Dock Project	Related File(s)	PRE-2021-0006
Project Location	5203 Doon Way		
Request	The agent on behalf of the property owner has requested a Shoreline Substantial Development permit with SEPA review for the replacement of an existing single use dock. The project proposes the removal of the existing 216 sq. ft. of over water coverage wood float with (4) creosote pilings and steel ramp. The new dock is to be a total of 180 sq. ft. of over water coverage with a 6.5 ft. by 30 ft. float, 4 ft. by 40 ft. grated gangway and secured with (2) 12 in. steel pilings. The existing 4 ft. by 4 ft. concrete abutment and pier are to be replaced by a 4 ft. by 6 ft. concrete abutment to secure the gangway in place. The proposed float would allow for 62% light permeability due to the FRP grated decking. The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.		
Owner/Applicant	Jason Smith – 5203 Doon Way, Anacortes, WA 98221		
Agent	Tyler Zimmerman, TZ Engineering, LLC – 16980 Sargent Ln, Burlington, WA 98233		

SITE INFORMATION

Zoning	Residential Low Density 2	Comprehensive Plan Designation	Residential Low Density 2
Present Use of Property	The subject property is residential.		
Critical Areas	Pursuant to Appendix “A” of the Shoreline Master Program (SMP) regulating critical areas, the subject development was reviewed for proximity to critical areas. The subject property is subject to the following: SMP A-3: Geologically Hazardous Areas Based on the City mapping system, the subject property is located in an identified area of tsunami hazard; however, the proposed dock is to be installed waterward/outside of the identified hazard area. Therefore, this section would not apply to the proposed dock project. SMP A-1: Frequently Flooded Areas Based on FEMA’s National Flood Hazard Mapping, the project is located within FIRM panels 5303170060A; this area is identified as Zone AE. Work to occur within Zone AE shall be subject to the applicable code provisions.		

PROJECT LOCATION & SURROUNDING USES



	Comprehensive Plan	Zoning
North	Residential Low Density 2	Residential Low Density 2
South	Residential Low Density 2	Residential Low Density 2
West	Residential Low Density 2	Residential Low Density 2
East	Residential Low Density 2	Residential Low Density 2

PROCEDURAL

1. **Type of Review.** According to AMC 19.20.030(1) and 18.16.100(B), shoreline substantial development permit applications for projects valued less than \$1 million are considered a Type 3 review. For Type 3 reviews, the Planning Commission holds the public hearing and provides the final decision regarding the proposed shoreline substantial development permit.
2. **Project History.** A mandatory preapplication meeting was held on March 2, 2021 with the mandatory neighborhood meeting being held on August 12, 2021.
3. **Environmental Review.** A SEPA threshold Determination of Non-significance (DNS) was issued for this project on November 24, 2021, under WAC 197-11-340(2), after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
4. **Public notice and reviewing departments/agencies.** A notice of application with a 30-day public was published in the Anacortes American, posted on the project site and mailed to property owners within 300 ft.

Application Submitted	September 16, 2021
Determination of Completeness Issued	October 12, 2021

Notice of Application & Public Hearing with Optional SEPA DNS Published	October 20, 2021
Open Record Public Hearing (Planning Commission)	December 8, 2021

5. **Reviewing departments/agencies.** The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES:				
City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☐ Skagit Transit ☐ Anacortes School District 103 ☒ Port of Anacortes	☒ DOE ☒ WDFW ☐ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☐ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe
X = Request for review/comments sent to department or agency.				

6. **Consideration of written comments and applicant responses.** The notice of application public comment period ended on November 19, 2021. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).
- 6.1. No comments regarding potential environmental impacts were received from the public or agencies.
- 6.2. Comments relaying no objection to the proposed project were received from City of Anacortes Building Department and Public Works Department.

DEPARTMENT REVIEW – FINDINGS OF FACT

- The application was submitted by Tyler Zimmerman of TZ Engineering, LLC on behalf of the property owner, Jason Smith, for the replacement of an existing single use dock on Flounders Bay.
- The project proposes the removal of the existing wood float, totaling 216 sq. ft. of over water coverage, along with the (4) creosote pilings and steel ramp.
 - The new dock is to be a total of 180 sq. ft. of over water coverage with a 6.5 ft. by 30 ft. float, 4 ft. by 40 ft. grated gangway and secured with (2) 12 in. steel pilings.
 - The existing 4 ft. by 4 ft. concrete abutment and pier are to be replaced by a 4 ft. by 6 ft. concrete abutment to secure the gangway in place.
 - The proposed float would allow for 62% light permeability due to the FRP grated decking.
 - The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.
- According to Table 5.1 of the SMP, private docks/piers are permitted within this reach of the Shoreline Residential shoreline environment designation.

- 3.1. Permitted, when meeting requirements for that use and shoreline area, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements.
- 3.2. Being as the scope of work proposes repair via replacement of decking and deck substructure (floats) along with the replacement of more than 50% of the existing pilings, the project does not qualify for a Shoreline Exemption; pursuant to SMP DR-9.5.14, the proposal is to be reviewed as a new dock and therefore, a Shoreline Substantial Development Permit is required.
4. The placement of a private dock/pier is subject to the policies and development regulations of SMP 9.5, specifically the following:
 - 4.1. Per SMP DR-9.5.2, prior to granting a permit for a pier, dock, or float, the effects of the structure upon adjacent shoreline shall be determined, and disposition of the permit by the City shall reflect such determination.

The proposed dock is to replace an existing. The proposed dock is to be smaller in size and is to be grated, with a 62% light permeability; the existing dock is larger with solid wood decking, therefore limiting light penetration. As conditioned, staff does not anticipate the proposed dock to result in an adverse impact to the shoreline.
 - 4.2. Per SMP DR-9.5.3, design and construction of all piers and docks (and floats) are required to mitigate for impacts to ecological processes and functions.

The proposed dock is self-mitigating as it would result in the removal of creosote pilings, remove the old wood decking, be a reduction in size, and would allow for light penetration; therefore, satisfying the restoration goals and objectives of SMP B-3 and this section.
 - 4.3. Per SMP DR-9.5.4, the proposed design, location, and construction of the dock as well as the subsequent use and operation of the dock should: minimize adverse effects to ecological function and health, be capable of withstanding expected environmental conditions, minimize hazards of users, and minimize interference with adjacent water uses and navigation.

Based on the application materials, the proposed dock would be designed, located, and constructed to satisfy this provision being as it is to be located roughly in the same location as the existing and is to be reduced in size; therefore, no new impacts are anticipated.
 - 4.4. Per SMP DR-9.5.5, all docks, piers, and floats must adhere to the required design standards of this section.

As conditioned, the proposed dock would meet the required design standards of this section.
 - 4.5. Per SMP DR-9.5.11, pier and dock construction shall be restricted to the minimum size necessary to meet the needs of the proposed water-dependent use.

As indicated in the application materials, the proposed dock would result in a reduction of size compared to the existing wood float; therefore, meeting the required standards of this section.
 - 4.6. Per SMP DR-9.5.13, single use residential float structures are not to exceed 8 ft. in width or 30 ft. in length.

As proposed, the new float is to be 6.5 ft. by 30 ft.; therefore, meeting the required standards of this section.

CONCLUSIONS OF LAW

1. Pursuant to AMC 19.20.030, the Planning Commission has authority to decide on the proposal after conducting a pre-decision open record public hearing. The proposal requires a shoreline substantial development permit.

2. Property notice for the public hearing has been provided. Notice was posted on the property and published in the Anacortes American newspaper on October 20, 2021, more than 15 days prior to the date of the hearing.

SHORELINE MANAGEMENT ACT (RCW 90.58):

3. Proposed development lies within 200 ft. of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
4. The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.
5. The purpose of the Shoreline Residential designation is to accommodate residential development and associated structures that are consistent with the Shoreline Management Act, this Master Program, and the protection and restoration of ecological functions. An additional purpose is to provide appropriate public access and recreational uses.
6. The purpose of the Aquatic designation is to protect, restore and manage the unique characteristics and resources of marine waters, including habitat, ecology, navigation, and public enjoyment.
7. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC 173-27-040. Accordingly, on September 16, 2021, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
8. According to AMC 19.20.030(1) and 18.16.100(B), shoreline substantial development permit applications for projects valued less than \$1 million are considered a Type 3 type of review. For Type 3 reviews, the Planning Commission holds the public hearing and provides the final decision regarding the proposed shoreline substantial development permit.
9. The subject shoreline permit was reviewed for conformance with all applicable Shoreline Master Program regulations, including but not limited to, Section 5.6, Aquatic; Section 5.9, Shoreline Residential; Chapter 6, Environmental Protection General Regulations; Chapter 8, Specific Use Policies and Development Regulations; and Section 9.5 that regulates the docks, piers, and floats.
10. The subject proposal is consistent with the Washington State's Shoreline Management Act, City of Anacortes' 2010 Shoreline Master Program and development regulations listed therein for developments within the "Shoreline Residential" and "Aquatic" shoreline environment designations.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
12. Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission approve the shoreline substantial development permit subject to the following conditions of approval:

1. The scope of the project shall not exceed that as set out in the shoreline permit application shall be valid for the activities described within the JARPA and shown on the site plan of record (Exhibit B), except as modified by this decision or other jurisdictional agencies.
2. All applicable permits (local, state, & federal) shall be secured before any construction activities begin onsite and copies provided to the City of Anacortes' PCED.
3. Hours of construction/work are limited to 7:00 AM to 10:00 PM, (7) days a week. If work must occur outside these hours, a noise variance shall be first obtained.

4. Noise levels shall not to exceed those standards as established by the state pursuant to RCW Chapter 70.107 and contained in WAC Chapter 173.60.
5. The applicant /landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.
6. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify the City of Anacortes and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.
7. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Chapter 5, Shoreline Environments & Associated Policies and Regulations; Chapter 6, Environmental Protection General Regulations; Chapter 8, Specific Use Policies and Development Regulations; and Chapter 9, Specific Shoreline Modification Policies and Development Regulations.
8. The project shall comply with SMP Section 9.5 regulating development requirements for the placement of private use docks as follows:
 - 8.1. The design, location, and construction of docks, floats, and piers, as well as their subsequent use and operation, shall: a. Minimize adverse effects on fish, shellfish, wildlife, water quality, and geohydraulic processes. Methods include but are not limited to: a. limiting the footprint of the structure to that which is necessary to serve the intended water-dependent use and minimizing the use of materials hazardous to the environment. b. Be capable of withstanding expected environmental conditions. c. Minimize hazards to users. d. Minimize interference with adjacent water uses and navigation.
 - 8.2. All docks, piers and floats shall adhere to the following design standards: a. Railings, if provided, shall be of clear or open framework design and conform to the Building Code where required. b. Utility service on docks and piers shall be placed on or under the deck. Overhead utility service is prohibited. Floodlighting shall be shielded to prevent unnecessary glare. Page 152 c. Appropriate marking shall be provided as necessary to avoid hazardous conditions for water surface users. d. Piers, docks and floats shall be constructed of materials that comply with requirements of federal and state regulations.
 - 8.3. New piers and docks shall be allowed only for water-dependent uses or public access.
 - 8.4. Docks, piers, and floats shall not extend beyond the inner harbor line, unless approved by WDNR.
9. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:
 - A. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.
 - B. 5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
 Mailing Address: P.O. Box 547, Anacortes, WA 98221
 Office Location: 904 6th Street, Anacortes WA 98821
 Phone: (360) 299-1984

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

09/16/2021

SDP-2021-0011

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):		
☐ Administrative Interpretation ☐ Annexation Request ☐ Binding Site Plan (Preliminary) ☐ Boundary Line Adjustment (BLA) ☐ Comprehensive Plan/ Map Amendment Request ☐ Conditional Use Permit (CUP) per AMC 19.36 ☐ Conditional/Special Use Permit (CUP) per AMC 17.70 ☐ Cottage Housing Development ☐ Development Agreement ☐ Essential Public Facility	☒ Floodplain Development Permit ☐ Home Occupation Permit ☐ Long Subdivision (Preliminary) ☐ Lot Certification ☐ Minor Permit Revision ☐ Plat Amendment /Modification ☒ SEPA Environmental Review ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☒ Shoreline Substantial Development Permit ☐ Shoreline Variance	☐ Short Subdivision (Preliminary) ☐ Site Plan Review – Type 1 ☐ Site Plan Review – Type 2 ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance (Level 1) ☐ Variance (Level 2) ☐ Wireless Conditional Use Permit (WCUP) ☐ Wireless Service Facility (WSF) Permit ☐ Zoning Code/ Map Amendment Request (Rezone)
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 5203 Doon Way Anacortes, WA 98221		PROJECT NAME: Flounder Bay Dock Project- Smith
PARCEL NUMBER(S): P60031		SECTION, TOWNSHIP, & RANGE T35N R1E S27
LOT SQUARE FOOTAGE & ACREAGE:		PROJECT VALUATION: \$25,000
LEGAL DESCRIPTION: Skyline Division #11 Lot 18 Parcel B		PRESENT ZONING: SHORELINE RESIDENTIAL
PRESENT USE OF PROPERTY: Moorage of vessels for adjacent owner		CUT & FILL (CY) PROPOSED: 0 CY
PRE-APPLICATION CONFERENCE HELD?: ☐ Yes, the City file # is ____ ☒ No		WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic		ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road

CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET: ☐ Yes / Type _____ ☒ No	WATER BODIES WITHIN 200 FEET: ☒ Yes / Name: <u>Flounder Bay</u> ☐ No
FLOODPLAIN: Flood Zone: No FIRM Panel # _____ Date of Panel: _____	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: SEE ATTACHED INFORMATION Proposed Square Footage: SEE ATTACHED INFORMATION	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: _____ New Impervious Surface: _____	
DESCRIPTION OF SUBJECT PROPOSAL: ☒ Additional pages attached	
PROPOSED WORK: <u>Replace existing dock, piling, pier and gangway. New dock will be located closer to the north property line. New dock will be wood framing with grated surface.</u> <u>New gangway will have a grated surface. Additional information attached.</u> _____ _____ _____ _____	
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Jason Smith	MAILING ADDRESS: 5203 Doon Way
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 443-345-9989
FAX #:	EMAIL ADDRESS: intrajason@gmail.com
APPLICANT INFORMATION: ☐ Same as property owner	
NAME: Tyler Zimmerman, TZ Engineering, LLC	MAILING ADDRESS: 16980 Sargent Ln
CITY, STATE, ZIP: Burlington, WA 98233	PHONE #: 360-466-8075
FAX #:	EMAIL ADDRESS: tyler@tzengineering.com
CONTACT PERSON: ☐ Same as property owner ☒ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:

ACKNOWLEDGEMENTS & SIGNATURE	
Read and initial each of the following statements prior to signing this application:	
	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according the City's critical areas regulations.
	I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
	I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.

Signature required on next page.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

Printed Name: Tyler Zimmerman, TZ Engineering, LLC

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as the free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20_____

Notary Public

(SEAL)

Residing at _____

My appointment expires _____



Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: FLOUNDER BAY DOCK PROJECT - Smith
Property Address: 5203 Doon Way
City, State, Zip: ANACORTES, WA 98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Tyler Zimmerman, TZ Engineering, LLC
Agent Address: 16980 Sargent Ln
Agent City, State, Zip: Burlington, WA 98233

PROPERTY OWNER SIGNATURE(S)**

Signature: <u>[Signature]</u>	Signature: _____
Printed Name: <u>Jason Smith</u>	Printed Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Date: <u>June 8, 2021</u>	Date: _____

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jason Smith is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

Given under my hand and official seal this 8th day of June, 2024



Michelle R. Richardson
Notary Public

Residing at Anacortes

My appointment expires May 06, 2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is
the person who appeared before me, and said person acknowledged that he/she signed this
instrument, and acknowledged it as a free and voluntary act for the uses and purposes
mentioned in this instrument.

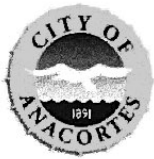
Given under my hand and official seal this _____ day of _____, 20____

Notary Public

Residing at _____

My appointment expires _____

(SEAL)



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE
 CONDITIONAL USE PERMIT, & SHORELINE VARIANCE CHECKLIST**

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

Applicant Checklist	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).	PERMIT TYPE:			
		Shoreline Substantial Development Permit	Shoreline Conditional Use Permit	Shoreline Variance	Office Use Only
✓	Master Permit Application (signed & notarized by all Landowners involved)	3	3	3	
✓	Joint Aquatic Resources Permit Application (JARPA)	3	3	3	
✓	Signed & Notarized Letter of Authorization if the applicant is not the landowner	3	3	3	
	Application Fee (see Land Use Permit Fee Schedule)	✓	✓	✓	
✓	Conduct a Pre-Application Conference prior to application submittal	✓	✓	✓	
✓	Conduct a Neighborhood Meeting prior to application submittal (prior to the meeting, coordinate with PCED staff to determine where this can be held at, who can facilitate this, and how to do neighbor noticing)	✓	✓	✓	
✓	<u>Project Narrative</u> describing: the work proposed & use; construction /work methods; type of equipment to be used; project time frame; proposed cut & fill volumes; source & composition of cut & fill; proposed clearing; location of sanitary sewer, potable water, stormwater; access; location of critical areas on the subject property or within 300 feet of it. In the narrative also list the underlying shoreline environment /designation and provide details as to how your project achieves consistency with the Shoreline Master Program (SMP), policies, and development regulations (DR).	3	3	3	
N/A	For Shoreline Conditional Use Permits, provide a detailed explanation of how you meet each criteria of approval as listed in Section 3.1(D) of the Shoreline Master Program.	N/A	3	N/A	
N/A	For Shoreline Variance requests, provide a detailed explanation of how you meet each criteria of approval as listed in Section 3.2(C) of the Shoreline Master Program	N/A	N/A	3	
✓	SEPA Environmental Checklist –inquire with PCED to determine if required	3	3	3	
N/A	Critical Area Report (this in part needs to address no net loss of ecological function and value) –inquire with PCED to determine if required	3	3	3	
N/A	Biological Assessment /Evaluation –inquire with PCED to determine if required	3	3	3	
N/A	Provide Floodplain /Areas of Special Flood Hazard Determination & FIRM Panel #	3	3	3	

		PERMIT TYPE:			
Applicant Checklist	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).	Shoreline Substantial Development Permit	Shoreline Conditional Use Permit	Shoreline Variance	Office Use Only
N/A	Geotechnical Report –inquire with PCED to determine if required	3	3	3	
N/A	Parking, Landscape and Tree Preservation Plan(s) –inquire with PCED to determine if required	3	3	3	
N/A	Complete Stormwater Plan (that complies with AMC Chapter 19.76 & which addresses the minimum requirements of the current DOE SWMMWW)	3	3	3	
✓	Provide copies of Federal, State, and Local Permits and Approvals	3	3	3	
✓	Site Plan (Drawn to Scale & Surveyed –if applicable). For residential type of uses, see “ Residential Building Permit Site Plan Checklist ” for the items that need to be shown on a site plan. For commercial type of uses, see “ Commercial Building Permit Site Plan Checklist ” for the items that need to be shown on a site plan.	3	3	3	
✓	Scaled & dimensioned Cross Sections of both existing & proposed development. Also show existing & proposed ground elevations and the height of existing and proposed structures.	3	3	3	
✓	At time of submittal, provide PCED with a digital copy (on a Flash Drive, CD or emailed to pced@cityofanacortes.org) of all application material and plans submitted. PDF format preferred.	✓	✓	✓	



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers®
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

09/16/2021

SDP-2021-0011

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

~~Flounder Bay Dock Project~~ Smith Dock Project

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Smith, Jason

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

5203 Doon Way

2d. City, State, Zip

Anacortes, WA 98221

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

443-345-9989

intrajason@gmail.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [help] screens, go to
http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Zimmerman, Tyler			
3b. Organization (If applicable)			
TZ Engineering, LLC			
3c. Mailing Address (Street or PO Box)			
16980 Sargent Ln			
3d. City, State, Zip			
Burlington, WA 98233			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
360-466-8075			tyler@tzengineering.com

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☒ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- ☒ Private
- ☐ Federal
- ☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
- ☐ Tribal
- ☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

5203 Doon Way

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Anacortes, WA 98221

5d. County [\[help\]](#)

Skagit

5e. Provide the section, township, and range for the project location. [\[help\]](#)

¼ Section	Section	Township	Range
SW	27	35 N	1 E

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.49299N Lat -122.676506W

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

P60031

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
Liu Mui-Kay	5205 Doon Way, Anacortes, WA 98221	P60030
Joann Riant	5201 Doon Way, Anacortes, WA 98221	P60032

5i. List all wetlands on or adjacent to the project location. [help]
None
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
The project sites are within Flounder Bay which is part of Skyline Marina adjacent to Burrows Bay
5k. Is any part of the project area within a 100-year floodplain? [help]
☐ Yes ☒ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Bottom substrate along the shoreline consists of rock, mud, clay, and gravel. The rock and gravel below the high tide line are from the riprap placed along the shoreline. The shoreline banks are lined with riprap. Beyond the shoreline bottom substrate consists of mud. Water depths at the project site range from about 10 feet to about 15 feet. There is no natural shoreline within the general vicinity of the project site. There is no overhanging vegetation at the project site or any natural vegetation landward of the project site. Flounder Bay is a human-made environment, i.e., it is a dredged marina.
5m. Describe how the property is currently used. [help]
Small boat seasonal and long term moorage for upland adjacent property owner.
5n. Describe how the adjacent properties are currently used. [help]
Small boat seasonal and long term moorage for upland adjacent property owners.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
Upland includes single family homes and parking area. There are gangway ramps down to existing floats that are held in place by creosote piling. The residence of the upland domiciles utilize the floats for moorage of their small boats and watercraft. Non-commercial in nature.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From I-5 Northbound, take Highway 20 exit to the west towards Anacortes. Continue on Highway 20 spur towards the Anacortes ferry landing. Continue past the ferry landing. Continue onto Sunset way, turn left on Anaco Beach Rd, then right onto Sterling Drive, Left on Kingsway, Right on Windsor St and left on Doon Way. Project Site B will be on your right.

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

In general, this project will upgrade existing dock by replacement of creosote piling with 12" steel piling with dock replacement and gangway replacement.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

Existing creosote piling and dock being replaced are have reached the end of their useful lifecycle.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- ☐ Commercial
 ☒ Residential
 ☐ Institutional
 ☐ Transportation
 ☐ Recreational
☐ Maintenance
 ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|--|---|---|---|
| ☐ Aquaculture
☐ Bank Stabilization
☐ Boat House
☐ Boat Launch
☐ Boat Lift
☐ Bridge
☐ Bulkhead
☐ Buoy
☐ Channel Modification | ☐ Culvert
☐ Dam / Weir
☐ Dike / Levee / Jetty
☐ Ditch
☒ Dock / Pier
☐ Dredging
☐ Fence
☐ Ferry Terminal
☐ Fishway | ☐ Float
☐ Floating Home
☐ Geotechnical Survey
☐ Land Clearing
☐ Marina / Moorage
☐ Mining
☐ Outfall Structure
☒ Piling/Dolphin
☐ Raft | ☐ Retaining Wall (upland)
☐ Road
☐ Scientific Measurement Device
☐ Stairs
☐ Stormwater facility
☐ Swimming Pool
☐ Utility Line |
|--|---|---|---|

☐ Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The construction and placement of the ramp and dock will require some on-site preparation work for the new connection at the shoreline. The ramp and float will be pre-constructed and barged to the site. Piling will be vibrated using a 60' x 30' foot barge moved with two small skiffs. The dock will be floated in place using the skiffs.

Pile vibrating and dock placement will take about 5 days each. The whole project is anticipated to be completed within 2 weeks. Timing will be dependent upon the Washington Department of Fish and Wildlife Hydraulics Project Approval and other federal agencies requirements to avoid effects on listed species.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: November 1, 2021 End Date: November 30, 2021 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$30,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

☐ Yes
☒ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

☐ Yes
☒ No
☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes
☒ No
☐ Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

Steel piles will be used instead of treated wood piling. Grating will be used on the gangway and dock allowing some light through. The project will be timed outside of the salmonid and bull trout migration windows and outside of winter season and bald eagle nesting season. The floating docks will have about grated surfaces to allow light passage and the ramp will be grated.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 8d.
- If **No**, or **Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

The project is self-mitigating by replacing creosote piles with a smaller number of steel piling and solid dock surfaces with grated dock surfaces.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

The project is self-mitigating by replacing creosote piles with a smaller number of steel piling and concrete dock surfaces with grated dock surfaces.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Pile drive	Flounder Bay	In Flounder Bay	Permanent	2- 12" Steel Piling	1.57 sq. ft.
Piling Removal	Flounder Bay	In Flounder Bay	Permanent	2 – Creosote Piling	1.57 sq. ft.

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Piling will be removed and installed using a vibratory hammer hooked to a crane positioned on a barge.

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Anacortes	Emily Morgan	360-298-4350	February 9, 2021

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

☒ Yes ☒ No

Listing ID 64707
Rosario Straight, Inner Skyline 2006 and 2007
Copper

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

Rosario Straight – Strait of Juan De Fuca 171100191300

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 03

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- If you don't know, contact the local planning department.
- For more information, go to: <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases>.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other: shoreline residential

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] • If Yes, attach it to your JARPA package.
☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Marbled murrelet
Bald eagle
Bull trout
Chinook salmon
Steelhead
Stellar Sea lion
Leatherback sea turtle
Humpback whale

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Pinto Abalone
Yuma myotis

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with City of Anacortes (lead agency). The expected decision date is November 2021.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

- ☒ Substantial Development ☐ Conditional Use ☐ Variance
☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

- ☒ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

- ☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

- ☐ Aquatic Use Authorization
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

- ☒ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

- ☐ Section 404 (discharges into waters of the U.S.) ☒ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

- ☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

- ☒ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. X JS (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. X JS (initial)

<u>X</u> Jason Smith	<u>Jason J. Smith</u>	<u>09/15/2021</u>
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

<u>Tyler Zimmerman</u>	<u>Tyler Zimmerman</u>	<u>9/15/21</u>
Authorized Agent Printed Name	Authorized Agent Signature	Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name	Property Owner Signature	Date
-----------------------------	--------------------------	------

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

YOUR TRIP TO:

5203 Doon Way

Scan this QR code for
directions on your mobile
device:



33 MIN | 20.5 MI 

Est. fuel cost: \$2.12

Trip time based on traffic conditions as of 3:50 PM on September 15, 2021. Current Traffic: Moderate



Print a full health report of your car with HUM vehicle diagnostics **(800) 906-2501**



1. Start out going **north** on N Anacortes St toward Cascade Hwy/WA-20.

Then 0.00 miles 0.00 total miles



2. Take the 1st **left** onto Cascade Hwy/WA-20. Continue to follow WA-20.

If you reach E Hazel Ave you've gone a little too far.

Then 0.53 miles 0.53 total miles



3. Turn **left** onto Cascade Loop/S Burlington Blvd/WA-20.

Cascade Loop is just past S Alder St.

If you are on W Fairhaven Ave and reach Hulbush Ln you've gone a little too far.

Then 0.27 miles 0.80 total miles



4. Turn **right** onto Cascade Loop/Chuckanut Drive/W Rio Vista Ave/WA-20.

Continue to follow Cascade Loop/WA-20.

Cascade Loop is just past E Orange Ave.

If you are on S Burlington Blvd and reach E Sharon Ave you've gone about 0.1 miles too far.

Then 11.94 miles 12.73 total miles



5. Enter next roundabout and take the 2nd exit onto Cascade Loop/State Route 20/WA-20. Pass through 1 roundabout.

Then 1.81 miles 14.54 total miles



6. Turn **right** onto Campbell Lake Rd.

If you reach Almida Vista Pl you've gone about 0.4 miles too far.

Then 1.44 miles 15.98 total miles



7. Turn **slight right** onto Heart Lake Rd.

Then 0.09 miles 16.08 total miles



8. Turn **slight left** onto Rosario Rd.

Then 0.86 miles 16.94 total miles



9. Stay **straight** to go onto Marine Dr.

----- Then 1.06 miles -----

18.00 total miles



10. Turn **left** to stay on Marine Dr.

If you are on Havekost Rd and reach Havekost Ln you've gone about 0.1 miles too far.

----- Then 1.71 miles -----

19.71 total miles



11. Marine Dr becomes Anaco Beach Rd.

----- Then 0.36 miles -----

20.06 total miles



12. Turn **left** onto Doon Way.

Doon Way is 0.3 miles past Anaco Beach Pl.

If you reach Kingsway you've gone about 0.1 miles too far.

----- Then 0.45 miles -----

20.51 total miles



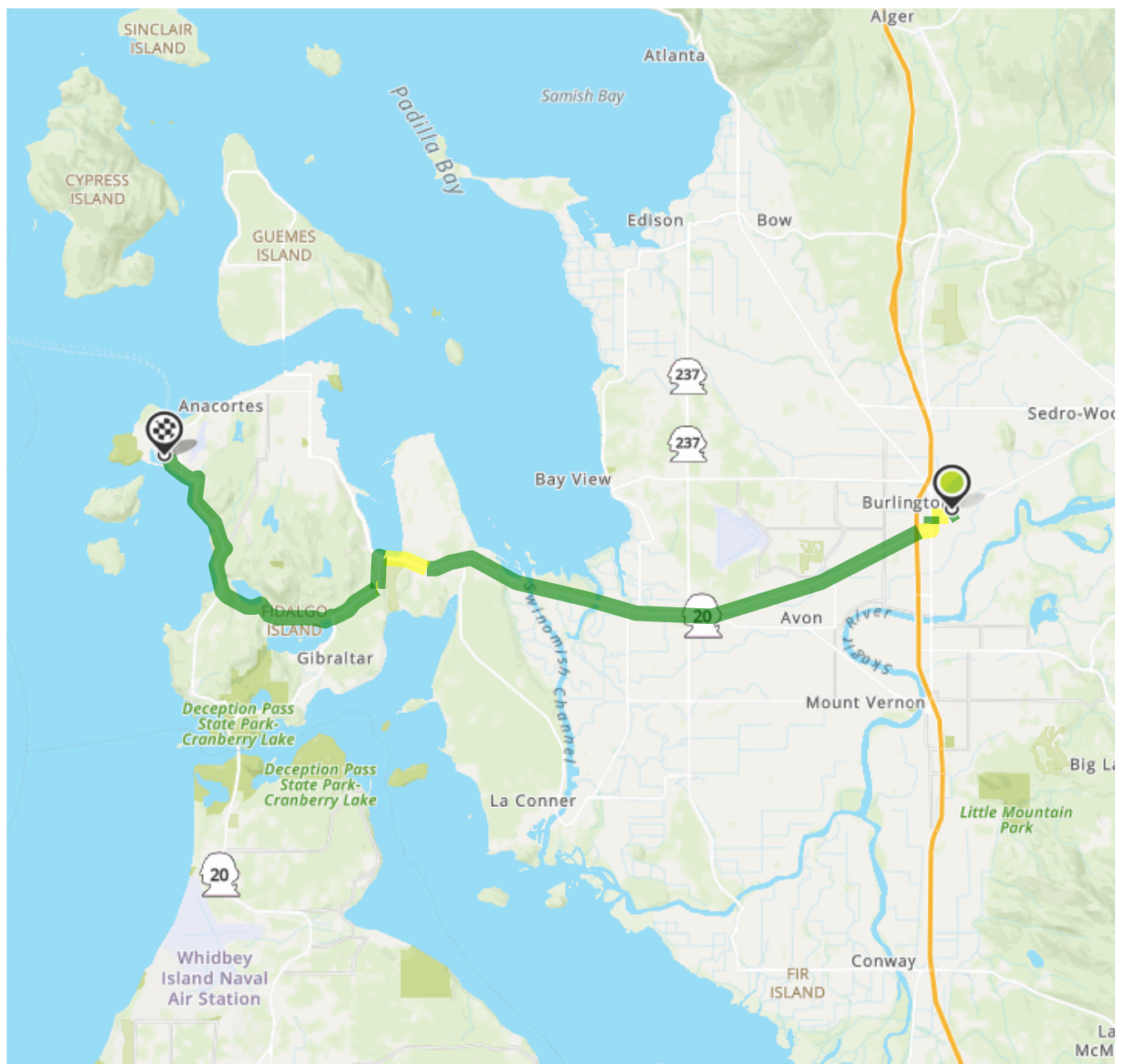
13. 5203 Doon Way, Anacortes, WA 98221-2911, 5203 DOON WAY is on the **left**.

If you reach Cove Pl you've gone a little too far.



Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.





MEMORANDUM

September 15, 2021

To: City of Anacortes, Planning, Community & Economic Development Department
Attn: Emily Morgan – Associate Planner
From: Tyler Zimmerman, P.E. (TZE)
Subject: Flounder Bay – Dock Project 5203 Smith

We are requesting permit review for this proposed improvement project.

This project is located in Flounder Bay within Skyline Marina in the City of Anacortes in Skagit County Washington. Project is located at 5203 Doon Way, Anacortes, WA 98221. Skyline Division #11, Lot 18, Parcel B. T35N R1E S27, 48.49299N, Long 122.676506W. Scopes of work is described in more detail below. In general, this project will upgrade the existing dock by replacement of creosote piling with 12” steel piling, dock replacement, gangway replacement and relocation closer to the north property line.

5203 Doon Way, Owner - Jason Smith – Replace four creosote piling with two 12” galvanized steel piles, replace gangway, remove the existing pier and replace the existing wood float with a wood framed FRP grated float.

The proposed float will be 6.5’ x 30’ with an OWC of 180 sq ft. The existing float tapers from 8’ down to 4’ and has an OWC of approximately 216 sq ft. Proposed floats will be wood framed with FRP grated decking with approximately 62% light permeability.

The existing 2.5’x30’ steel framed wood deck gangway will be replaced with a 4’x40’ aluminum FRP grated decking gangway. The proposed longer gangway will eliminate the need to reconstruct the 4’x10’ wood pier supported by two creosote piling at the proposed location. The existing 4’x4’ concrete abutment and pier will be replaced by a 6’x4’ concrete abutment to secure the proposed gangway in place.

City of Anacortes Permits

- Land Use Permit
- Floodplain Development Permit
- Shoreline Substantial Development Permit
- SEPA Review

The shoreline designation is Shoreline Residential and the uplands includes single family homes.

The proposed improvements follow the City of Anacortes Shoreline Master Program (SMP) and specific use policies and development regulations as outlined in chapter 9 of the SMP.



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9.5 Docks, Piers and Floats

Policy 9.5.1 – Use of this facility is a water-dependent use for access to watercraft by the upland condo owners.

Policy 9.5.2 – This project is within Flounder Bay.

Policy 9.5.3 – This is a permitted dock and liveboards are not allowed.

Policy 9.5.4 – No boathouses are included in this facility.

Policy 9.5.5 – This project does not change the existing characteristics of the facility and has been designed to minimize impacts to the environment and provide safe access for the users.

Policy 9.5.6 – No mooring buoys will be installed and are not practicable in this location.

Policy 9.5.7 – Floating docks will be utilized.

Policy 9.5.8 – Dock is for a single family home.

Policy 9.5.9 – No navigable waters will be obstructed. No public uses will be reduced.

Policy 9.5.10 – Creosote piling will be removed as part of this project. No new creosote or pentachlorophenol treated wood products will be used.

Policy 9.5.11 – The minimum sized dock has been designed to adequately moor the proposed vessels.

Development Regulations

DR-9.5.1 – This project follows a-e of this section. There will not be any residential uses of the floats, no fill waterward of the OHWM or wetlands, no floats associated with the upland natural environment designation and is located within Flounder Bay.

DR-9.5.2 – The proposed float access will move, and the pier will be removed with a longer gangway installed.

DR-9.5.3 – The project is self-mitigating by utilizing new floats with grated surfaces for increased light penetration as well as removal of creosote piling.

DR-9.5.4 – The new floats and piling will minimize adverse effects on fish, shellfish and wildlife by having light penetrating surfaces and removal of creosote piling. The new design will be more robust than the existing capable of withstanding expected environmental conditions and minimize hazards to users.



TZ|ENGINEERING,LLC

DR-9.5.5 – Railings will be clear framework design and conform to the international building code. Dock will be constructed of materials that comply with state and federal regulations.

DR-9.5.6 – This is a water dependent use.

DR-9.5.7 – Current water dependent uses of the dock will remain the same.

DR-9.5.8 – No upland boathouses will be installed as part of the project.

DR-9.5.9 – Dock will not extend beyond the inner harbor line.

DR-9.5.10 – This is not an area of substantial littoral drift or significant historic/scenic value.

DR-9.5.11 – The proposed dock size is the minimum necessary to meet the needs of the adjacent owners and the maximum practicable for the lot size.

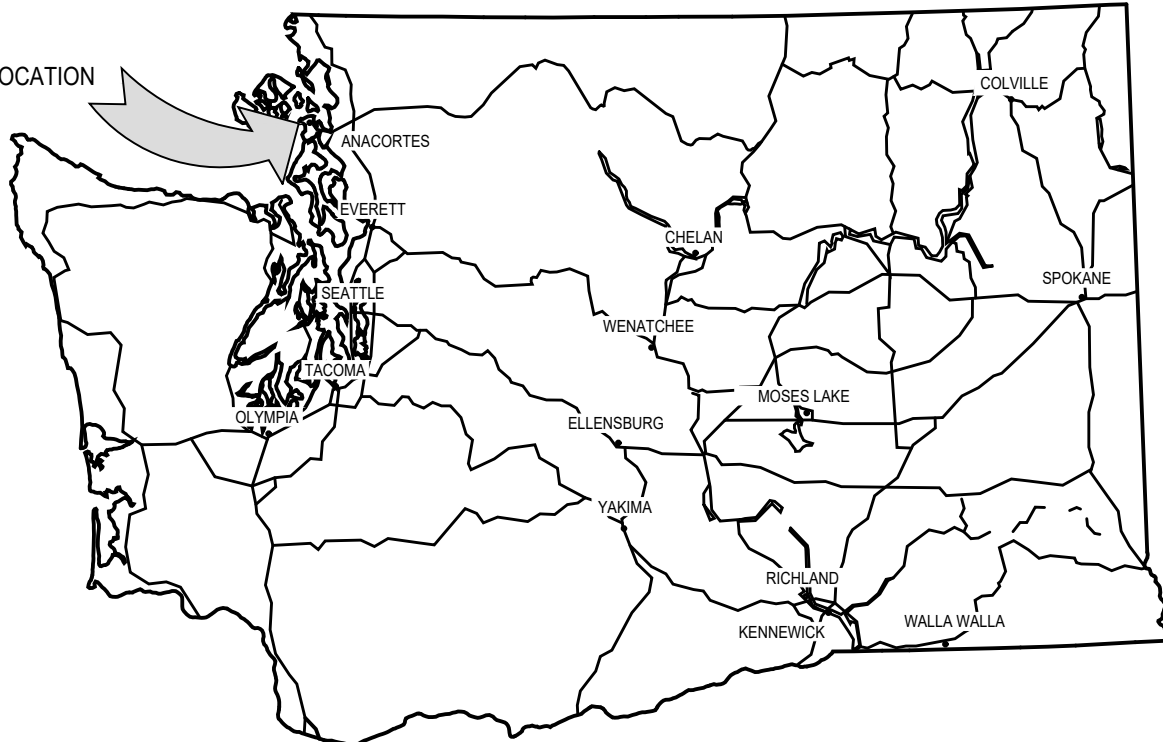
DR9.5.12 – This is not for new residential development.

DR-9.5.13 – Floats will not be more than 8 feet wide and will contain at least 50% functional grating. Proposed float orientation will the same as the existing.

DR-9.5.14 – This is not a repair proposal.

DR-9.5.15 – This project is not along Cap Sante.

PROJECT LOCATION



WASHINGTON

PROJECT LOCATION

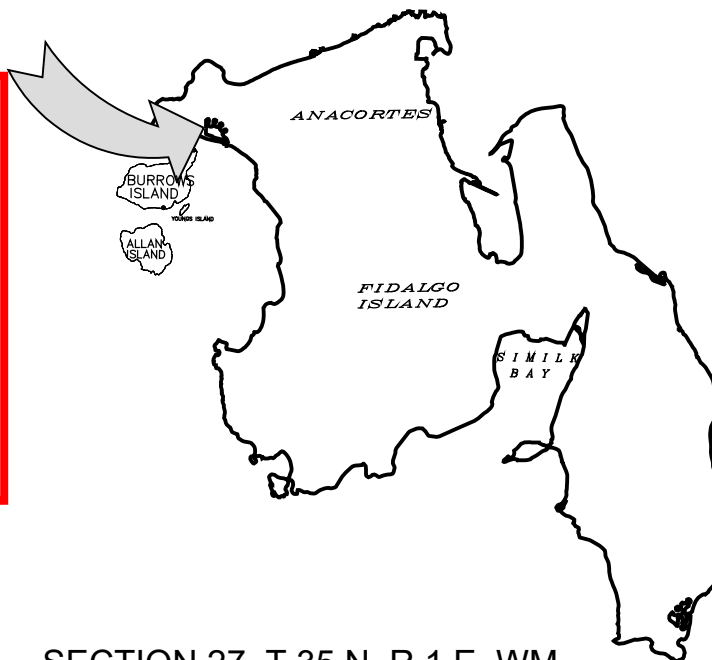
CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

09/16/2021

SDP-2021-0011



SECTION 27, T 35 N, R 1 E, WM

No Scale

PERMIT APPLICATION

VICINITY MAP

REFERENCE:

APPLICANT: TZ ENGINEERING, LLC

OWNER: JASON SMITH
5203 DOON WAY, P60031

ADJACENT PROPERTY OWNERS:

LIU MUI-KAY, 5205 DOON WAY

JOANN RIAANT, 5201 DOON WAY

LOCATION: 5203 DOON WAY

LAT/LONG:

PAGE 1 OF 6

DATE: 6/5/2021

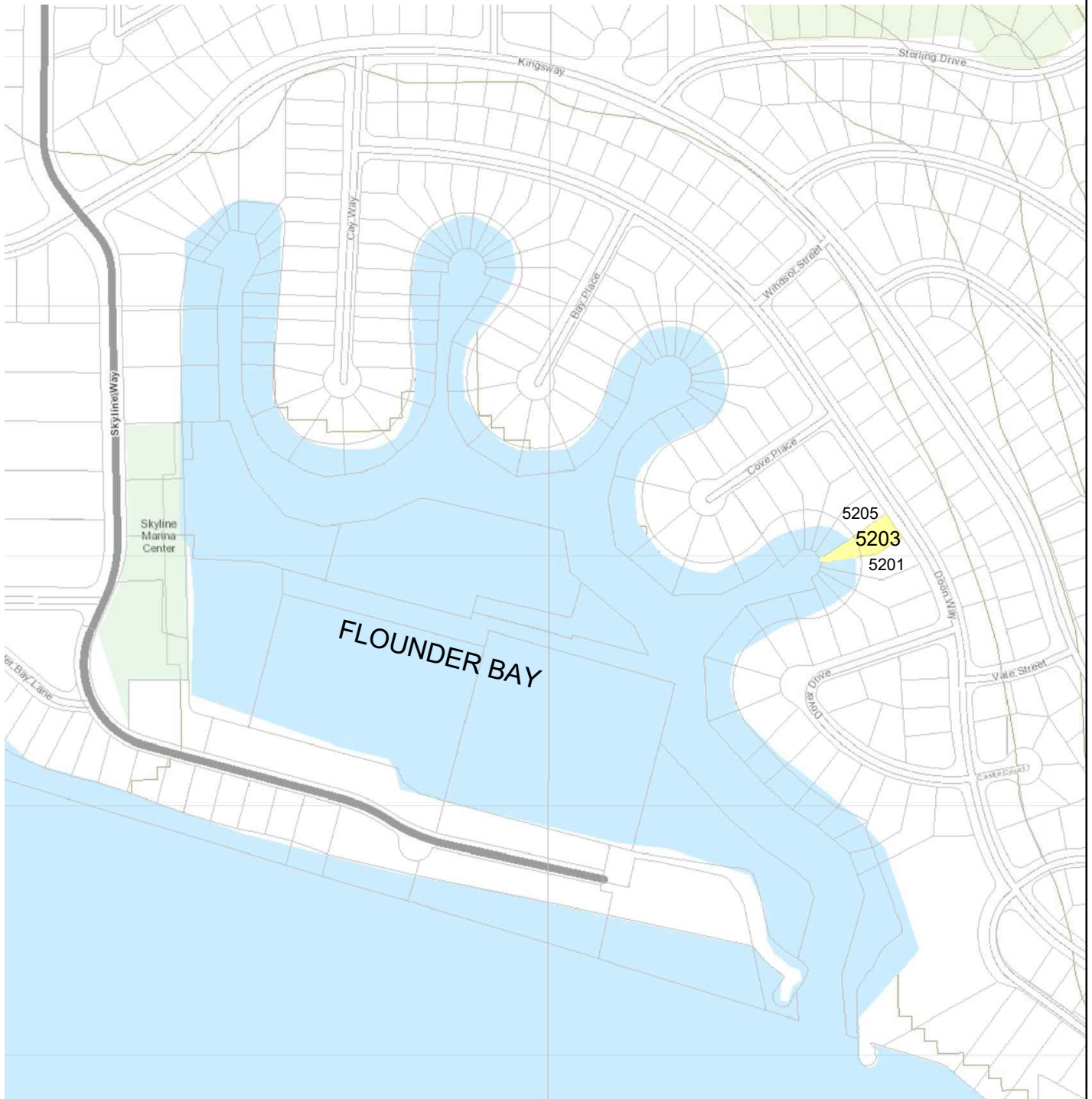
PROPOSED PROJECT: REPLACE
EXISTING PIERS, PILES, RAMPS &
FLOATS

IN: FLOUNDER BAY / BURROWS BAY

NEAR/AT: ANACORTES

COUNTY: SKAGIT

STATE: WA



SECTION 27, T 35 N, R 1 E, WM

No Scale

PERMIT APPLICATION

PROJECT SITE MAP

REFERENCE:

LOCATION: 5203 DOON WAY

PROPOSED PROJECT: REPLACE
EXISTING PIERS, PILES, RAMPS &
FLOATS

APPLICANT: TZ ENGINEERING, LLC

PAGE 2 OF 6

DATE: 6/5/2021

FLOUNDER BAY

5205

PROPOSED
4'x40' RAMP

TOP OF BANK

P/L

PROPOSED 6.5'x30' DOCK WITH
12" GALVANIZED STEEL PILINGS
PARALLEL AND OFFSET 6' FROM
PROPERTY LINE

PROPOSED
6'x4'
CONCRETE
ABUTMENT,
SEE SHEET 5
FOR SECTIONS

MHW 12'

NEW RAMP

5203

P/L

5201

- EX WOOD CREOSOTE
- PROPOSED 12" STEEL

REMOVE EXISTING WOOD
FLOAT, 4 CREOSOTE
PILINGS, STEEL RAMP,
WOOD PIER & CONCRETE
ABUTMENT



Scale: 1"=20'

PERMIT APPLICATION

2005 COVE PLACE - PLAN

REFERENCE:

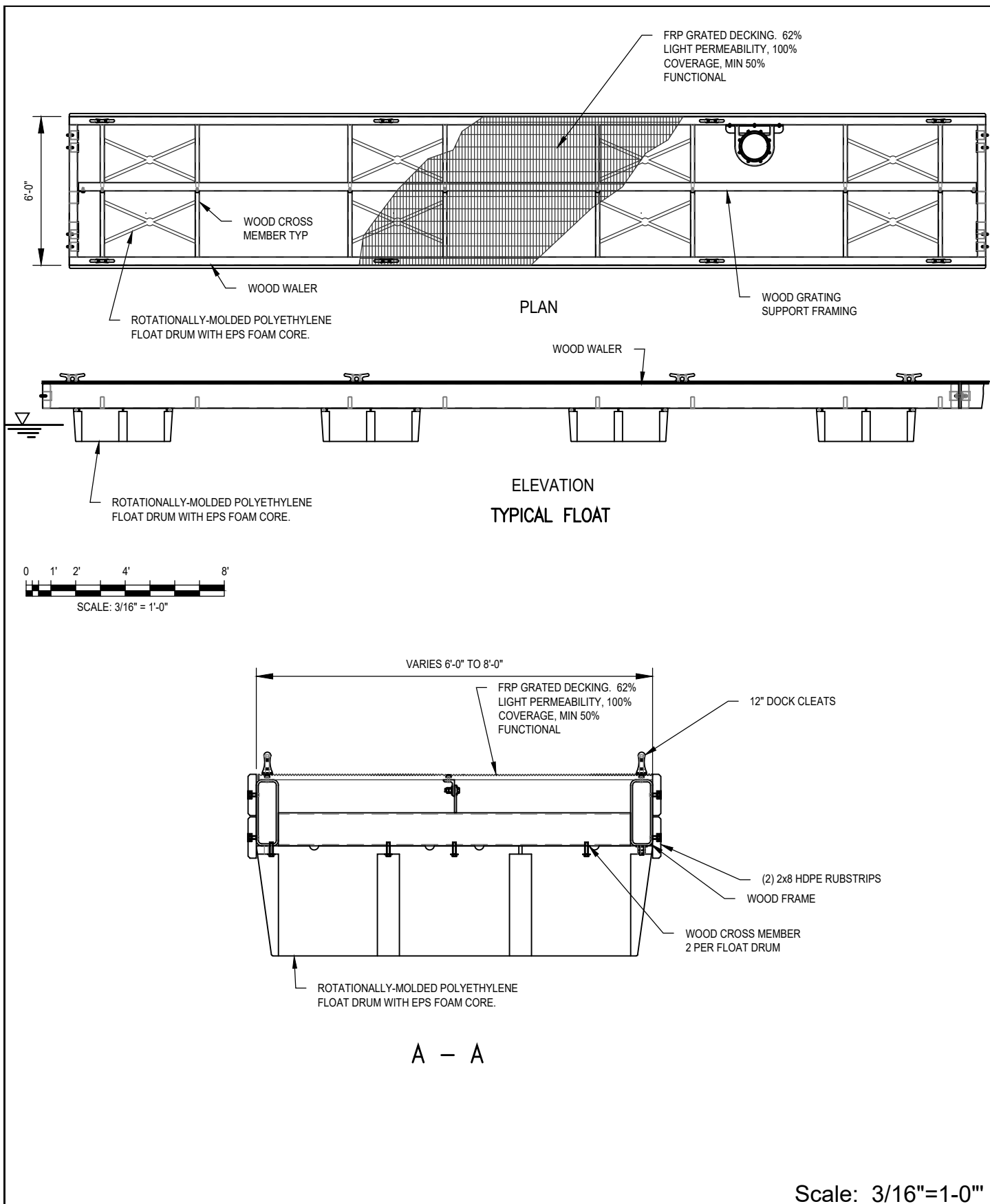
LOCATION: 5203 DOON WAY

PROPOSED PROJECT: REPLACE
EXISTING PIERS, PILES, RAMPS &
FLOATS

APPLICANT: TZ ENGINEERING, LLC

PAGE 3 OF 6

DATE: 6/5/2021



PERMIT APPLICATION

DETAIL - TYPICAL FLOAT

REFERENCE:

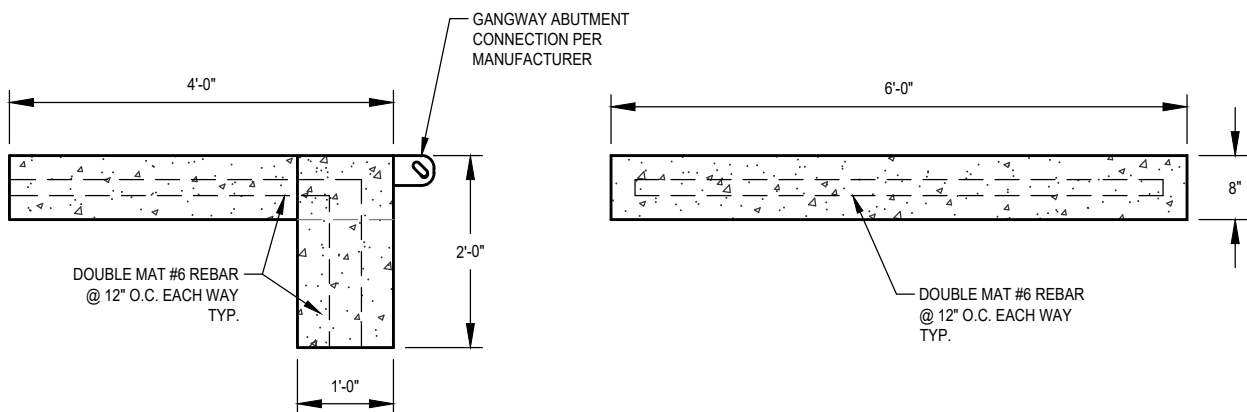
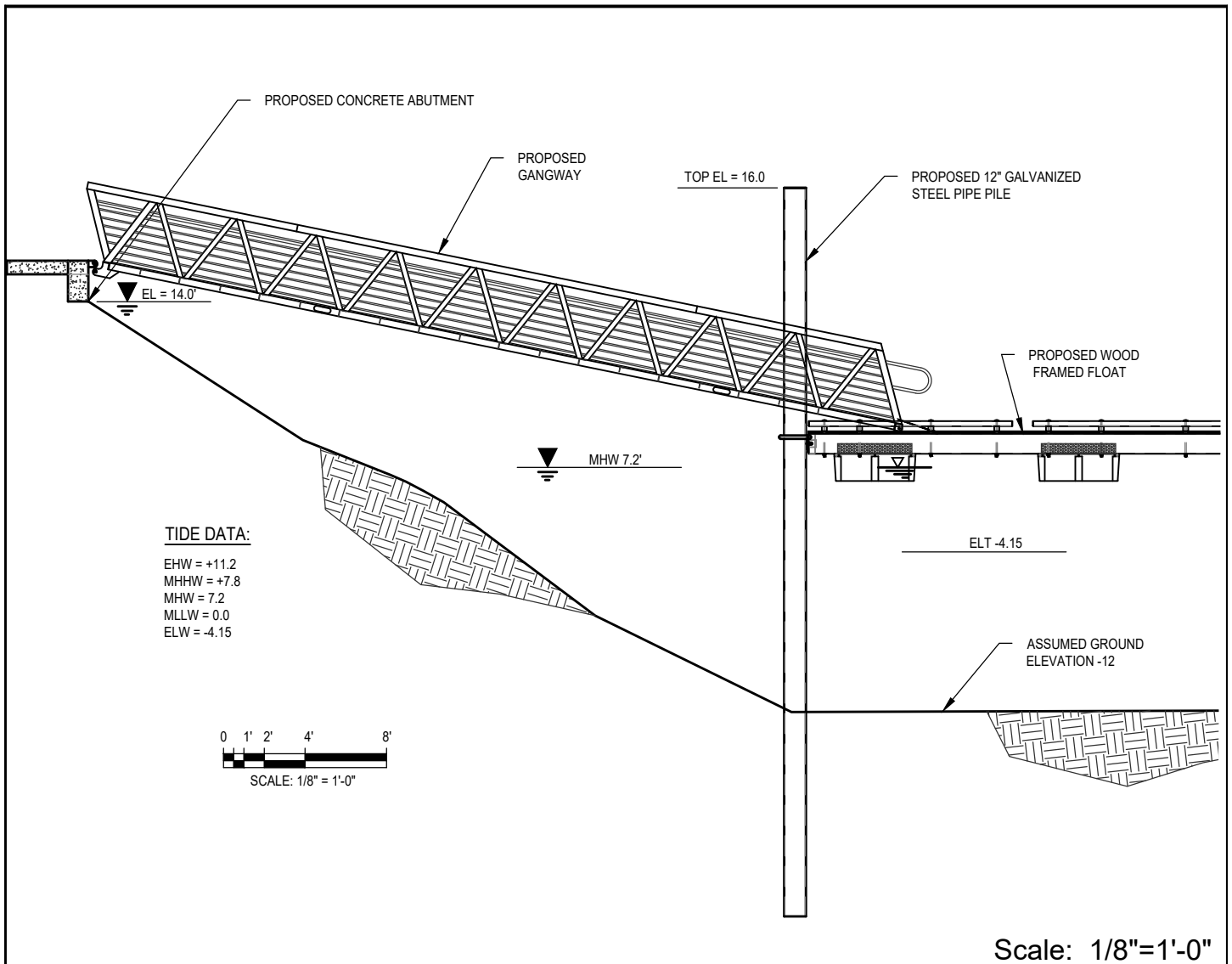
LOCATION: 5203 DOON WAY

PROPOSED PROJECT: REPLACE
EXISTING PIERS, PILES, RAMPS &
FLOATS

APPLICANT: TZ ENGINEERING, LLC

PAGE 4 OF 6

DATE: 6/5/2021



PERMIT APPLICATION

RAMP ELEVATION & ABUTMENT SECTION

REFERENCE:

LOCATION: 5203 DOON WAY

PROPOSED PROJECT: REPLACE
EXISTING PIERS, PILES, RAMPS &
FLOATS

APPLICANT: TZ ENGINEERING, LLC PAGE 5 OF 6

DATE: 6/5/2021



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: [\[help\]](#)

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.

Reviewed by Emily Morgan, Project Planner

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable:
- [\[help\]](#)

Flounder Bay Dock Project- Smith

2. Name of applicant:
- [\[help\]](#)

Tyler Zimmerman, TZ Engineering, LLC

3. Address and phone number of applicant and contact person:
- [\[help\]](#)

16980 Sargent Ln, Burlington, WA 98233

4. Date checklist prepared:
- [\[help\]](#)

9/15/21

5. Agency requesting checklist:
- [\[help\]](#)

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):
- [\[help\]](#)

Fall 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- [\[help\]](#)

None

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.
- [\[help\]](#)

No

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

[\[help\]](#) **WDFW HPA permit, ACOE permit, WA-DOE water quality certification, City of Anacortes Permit**

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.)
- [\[help\]](#)

This project will replace the existing dock, gangway and remove 4 creosote piling.**Proposed dock will be wood framed with rotomolded foam filled floats. Two new****12" Steel piles will be installed and a new gang way will be installed. Decking on the****dock and gangway will be FRP grating.**

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. [\[help\]](#)

Project is located at 5203 Doon Way. Skyline Division #11, Lot 18, Parcel B. T35N R1E S27. 49.49299N, Long 122.676506W.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ **This project takes place in the water. Upland is developed flat land consisting of single family housing.**

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope is the shoreline embankment that is approximately a 3:1 slope.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Bottom substrate along the shoreline consists of rock, mud, clay, and gravel. The shoreline banks are lined with riprap. Beyond the shoreline bottom substrate consists of mud. Flounder Bay is a human-made environment, i.e., it is a dredged marina
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No, filling, excavation or grading proposed

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Piling will be removed and installed using a vibratory hammer hooked to a crane positioned on a barge.

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. [\[help\]](#)

Emissions will be from the equipment used to construct the project. Boat, crane, small generator and welder.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None

3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

The project site is within Flounder Bay which is part of Skyline Marina adjacent to Burrows Bay. Saltwater.

- 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. [\[help\]](#)

Yes, the work will take place in Flounder Bay.

- 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. [\[help\]](#)

No Fill, only the removal of creosote piling and installation of 12" steel piling.

Piling removal = 1.57 sq ft, Piling Install = 1.57 sq ft

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

NO

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

NO

- 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. [\[help\]](#)

NONE

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. [\[help\]](#)

NONE

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

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

NO

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

NONE

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

____grass

____pasture

____crop or grain

____Orchards, vineyards or other permanent crops.

____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other
NONE other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
 NONE

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
 Marbled murrelet, Bald eagle, Bull trout, Chinook salmon, Steelhead , Stellar
 Sea lion, Leatherback sea turtle, Humpback whale

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance
 vegetation on the site, if any: [\[help\]](#)
 NONE

- e. List all noxious weeds and invasive species known to be on or near the site.
 NONE

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known
 to be on or near the site. Examples include: [\[help\]](#)

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

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

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

Hawks, eagles, herons, songbirds, deer

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Marbled murrelet, Bald eagle, Bull trout, Chinook salmon, Steelhead , Stellar

Sea lion, Leatherback sea turtle, Humpback whale

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 No

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
 replacing creosote piles with a smaller number of steel piling and solid dock
 surface with grated dock surface.

- e. List any invasive animal species known to be on or near the site.
 None known

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. [\[help\]](#)
 Electricity for shore power for boat to maintain charges on batteries, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties?
 If so, generally describe. [\[help\]](#)
 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: [\[help\]](#)

NONE

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. [\[help\]](#)

NONE

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

NONE

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

NONE

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

Petroleum products for fuel and lubes during construction.

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

NONE

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

Proper use of BMP's and good housekeeping during construction.

b. Noise

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

NONE

- 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. [\[help\]](#)

Equipment operation and pile driving with a vibratory hammer. Daytime 6am-8pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Pile driving with a vibratory hammer instead of an impact hammer.

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. [\[help\]](#)

Upland includes single family homes and parking area. Non-commercial in nature.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) NO

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: NO

c. Describe any structures on the site. [\[help\]](#)

Upland includes single family homes and parking area.

d. Will any structures be demolished? If so, what? [\[help\]](#)
NO

e. What is the current zoning classification of the site? [\[help\]](#)
Shoreline Residential

f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Unknown

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Shoreline Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
None. The float moors boats for the upland housing.

j. Approximately how many people would the completed project displace? [\[help\]](#)
NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Project does not change the current land use

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
NONE

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NONE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NONE
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
NONE

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? [\[help\]](#)
10' Piling
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
NONE
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
NO
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
NONE

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Boating, fishing, hiking
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
NONE

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. [\[help\]](#)

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. [\[help\]](#)

NO

- 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.

[\[help\]](#)

Search of the DAHP's online database.

- 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.

NONE

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. [\[help\]](#)

Access to the sites is from Doon Way. No change in access is proposed.

- 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? [\[help\]](#)

Yes. Skagit Transit has a bus stop near the site at the intersection of Skyline way and Kingsway. Approximately 1/4 mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

NONE

- 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). [\[help\]](#)

NO

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) NO

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

NONE

- 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: [\[help\]](#)

NONE

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. [\[help\]](#)

NO

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NONE

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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

NO changes to utility services are proposed.

C. SIGNATURE [\[HELP\]](#)

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 Tyler Zimmerman

Position and Agency/Organization TZ Engineering, LLC

Date Submitted: 09/15/21



NOTICE OF APPLICATION and PUBLIC HEARING with OPTIONAL SEPA DNS

SCAN HERE TO VIEW

All File Materials & Staff Report:

File Number: SDP-2021-0011

Owners: Jason Smith

Agent: Tyler Zimmerman, TZ Engineering, LLC

Date of Application: September 16, 2021

Date of Completeness: October 12, 2021

Project Location: 5203 Doon Way



NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The agent on behalf of the property owner has requested a Shoreline Substantial Development permit with SEPA review for the replacement of an existing single use dock. The project proposes the removal of the existing 216 sq. ft. of over water coverage wood float with (4) creosote pilings and steel ramp. The new dock is to be a total of 180 sq. ft. of over water coverage with a 6.5 ft. by 30 ft. float, 4 ft. by 40 ft. grated gangway and secured with (2) 12 in. steel pilings. The existing 4 ft. by 4 ft. concrete abutment and pier are to be replaced by a 4 ft. by 6 ft. concrete abutment to secure the gangway in place. The proposed float would allow for 62% light permeability due to the FRP grated decking. The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.

Required Project Permits/Approvals: The following may be required in addition to the above: SEPA environmental review, Building Permit, Hydraulic Permit Approval (WDFW), USACE Approval Permit, Floodplain Development Permit

SEPA Review: Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197.11.355 is being utilized; this may be the only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Checklist

Public Comment Period: The joint Notice of Application and Public Hearing was published on October 20th, 2021. Written comments must be submitted to the contact person listed below by **5:00 PM on November 19th, 2021.**

Open-Record Decision Hearing: A virtual open-record decision hearing to make a decision on the application will be held by the Planning Commission on **December 8th, 2021 at 6:00 pm** via Zoom video conferencing.

- Virtual meeting participation instructions and connection information can be viewed here: <https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body. Members of the public who require special assistance to participate in or access the public hearing may contact the [City Clerk](#) 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking **"View Current Projects"**

For Project Information: Emily Morgan, Senior Planner; Phone: (360) 298-4350

Email: emilym@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

ADVERTISING PROOF



STANWOOD CAMANO NEWS

1215 Anderson Rd,
Mount Vernon, WA 98274
Ph. Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/14/21	45993



CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

NOTICE OF APPLICATION and PUBLIC HEARING with OPTIONAL SEPA DNS

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
158580	NOTICE OF APPLICATION	10/20/21	10/20/21	2	\$178.64

File Number: SDP-2021-0011

Owners: Jason Smith
Agent: Tyler Zimmerman,
TZ Engineering, LLC

Date of Application: September 16, 2021

Date of Completeness: October 12, 2021

Project Location: 5203 Doon Way

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

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Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$178.64
Paid Amount: \$0.00

Amount Due: \$178.64

We Appreciate Your Business!

AD# 158580

Required Project Per-

mits/Approvals: The following may be required in addition to the above: SEPA environmental review, Building Permit, Hydraulic Permit Approval (WDFW), USACE Approval Permit, Floodplain Development Permit

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ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE

IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "**View Current Projects**"

For Project Information: Emily Morgan, Senior Planner; Phone: (360) 298-4350 Email: emilym@city-ofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

**Published
October 20, 2021
AA-158580**

AFFIDAVIT OF POSTING

City of Anacortes Planning, Community, & Economic Development

I, **Emily Morgan**, declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on **October 20, 2021**, the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **SDP-2021-0011**, was posted on the subject property.

Emily Morgan

Signature

10/20/2021

Date



Land Use Permit Application - Technical Review

Managing Planner performs technical review, obtains additional information from applicant if required, issues SEPA if applicable, and drafts Staff Report or Decision as applicable.

Access the project files [here](#) and public portal files [here](#).

Application Information

Reviewer Selection

Reviewer Comments

Comments due by:

11/19/2021

Enter your comments in the blank row below, or click Next Reviewer to create a new row for your remarks, and/or use the Upload Review Comments button to attach Word or PDF files with your remarks.

Reviewer

Dept

Comments

Lange, Steve ▾

Engineering

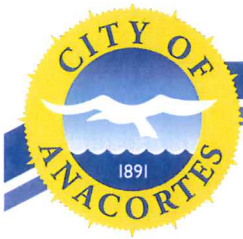
No comments or issues at this time.

Frisinger, Rob ▾

Building

Building has no objections.

Technical Review



STATE ENVIRONMENTAL POLICY ACT (SEPA)

Determination of Non-Significance (DNS)

Project Title	Smith Dock Project		
File Number	SDP-2021-0011	SEPA Number	202105441
Site Address	5203 Doon Way	APN(s)	P60031
Applicant/Owner	Jason Smith		
Agent	Tyler Zimmerman, TZ Engineering, LLC		
Application Date	September 16, 2021		
Notice of Application	October 20, 2021; comment period ended November 19, 2021		
Request	The agent on behalf of the property owner has requested a Shoreline Substantial Development permit with SEPA review for the replacement of an existing single use dock. The project proposes the removal of the existing 216 sq. ft. of over water coverage wood float with (4) creosote pilings and steel ramp. The new dock is to be a total of 180 sq. ft. of over water coverage with a 6.5 ft. by 30 ft. float, 4 ft. by 40 ft. grated gangway and secured with (2) 12 in. steel pilings. The existing 4 ft. by 4 ft. concrete abutment and pier are to be replaced by a 4 ft. by 6 ft. concrete abutment to secure the gangway in place. The proposed float would allow for 62% light permeability due to the FRP grated decking. The subject property is located within the Shoreline Residential shoreline environment designation with majority of the work occurring within the Aquatic shoreline environment designation.		

The City of Anacortes Department of Planning, Community & Economic Development has determined that this project does not have a probable significant adverse impact on the environment. 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 may be viewed by clicking the **"View Current Projects"** Quick Link button on the PCED Homepage (<https://www.anacorteswa.gov/161/Planning-Community-Economic-Development>).

This determination is based on the following findings and conclusions:

- No comments regarding potential environmental impacts were received from the public or agencies.
- Comments relaying no objection to the proposed project were received from City of Anacortes Building Department and Public Works Department.
- The proposal's conformance with existing Anacortes Municipal Code regulations and acquisition of applicable agency permits prior to site construction adequately address potential impacts of this project.
- This DNS is issued under WAC 197-11-340(2) after using the Optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1984. The issuance of this 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.

Responsible Official: Don Measamer, Director/SEPA Responsible Official
Planning, Community, & Economic Development Department
Address: P.O. Box 547
Anacortes, WA 98221
Phone: 360-299-1942

Signature: _____

Issue Date: _____

11/29/21

SEPA APPEAL PROCEDURE

This environmental threshold determination may be appealed in accordance with the procedures outlined in AMC Chapter 18.04 and 19.20. Appeals must be on forms provided by the Planning, Community & Economic Department (PCED), contain the information specified in AMC 19.20.180.F, be accompanied by a filing fee of \$200, and be delivered to the City Clerk by mail or personal delivery by **5:00 PM, 14 days from the above issue date**. Additional information regarding the appeal process may be obtained from City of Anacortes PCED, (360) 299-1984.



ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Decision

File Number	SDP-2021-0011
Project Name	Smith Dock Project
Proposal	The agent on behalf of the property owner has requested a Shoreline Substantial Development permit with SEPA review for the replacement of an existing single use dock. The project proposes the removal of the existing 216 sq. ft. of over water coverage wood float with (4) creosote pilings and steel ramp. The new dock is to be a total of 180 sq. ft. of over water coverage with a 6.5 ft. by 30 ft. float, 4 ft. by 40 ft. grated gangway and secured with (2) 12 in. steel pilings. The existing 4 ft. by 4 ft. concrete abutment and pier are to be replaced by a 4 ft. by 6 ft. concrete abutment to secure the gangway in place. The proposed float would allow for 62% light permeability due to the FRP grated decking.
Public Hearing & Decision Body	Anacortes Planning Commission
Public Hearing Date	December 8, 2021
PC Deliberations	December 8, 2021
Exhibits	A. Staff Report B. SSDP Application Materials C. Noticing Materials D. Comments E. Issued ODNs

Documents are available at City Hall in the Planning, Community, and Economic Development Department or may be accessed on the public portal:

<https://docs.cityofanacortes.org/WebLink/Browse.aspx?dbid=0&startid=434848&row=1>

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and decision:

Findings of Fact & Conclusions of Law

1. The Staff report dated November 30, 2021, accurately describes the project proposal and is hereby incorporated by reference. (Exhibit A)
2. The following members of the public provided testimony during the public hearing: N/A
3. The following additional exhibits were entered into the record at the public hearing: N/A
4. The following additional Findings of Fact and/or Conclusions of Law are entered: N/A

Decision

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following decision regarding the subject Shoreline Substantial Development Permit:

- ☒ Approve with Conditions
☐ Approve
☐ Deny

Subject to staff's recommended conditions in the Staff Report dated November 30, 2021 and any additional Commissioner conditions of approval as listed below:

1.

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretzky				
Jack Curtis				
Sarah Ruether				
Linda Martin				
Gary Molyneaux				
Jeff Graf				
Ward MacKenzie				
Total	0	0	0	0

ANACORTES PLANNING COMMISSION Anacortes, Washington

Ward MacKenzie
Planning Commission Chair

Date

Appeals

Pursuant to AMC 19.20.030, a local appeal of Type 3-PC Planning Commission Decisions is available to the City Council. Appeals of this decision must be filed in accordance with AMC 19.20.180 by 5:00 PM, 21 days from the date the WA Dept. of Ecology receives the decision.