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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to [cityclerk@cityofanacortes.org](mailto:cityclerk@cityofanacortes.org) or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) 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 City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



**Anacortes City Council**  
**Municipal Building Council Chambers**  
**904 6th Street**

**August 11, 2025**  
**6:00 PM**

**PRELIMINARY AGENDA**  
[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
  - a. Silver Level Bicycle Friendly Community (Presentation)
  - b. Port / City Liaison Committee (Report)
  - c. Housing Affordability and Community Services Committee (Report)
  - d. Planning Committee (Report)
  - e. Public Safety Committee (Report)
4. **Public Comment**
5. **Consent Agenda**
  - a. Minutes of August 4, 2025 (Action)
  - b. Approval of claims in the amount of \$682,742.44 (Action)
  - c. Special Event Application: Veterans Day Parade (Action)
6. **Other Business**
  - a. Sharpes Corner City-Owned Land Analysis Report (Presentation)
7. **Executive Session**
  - a. Potential Real Estate Transaction per RCW 42.30.110(1) (20 minutes) (Discussion)
8. **Adjournment**

*Per the council rules of procedure, a person who wishes to provide public comment at this meeting may do so:*

- *On matters pertaining to a particular agenda item at the invitation of the chair at the time the City Council takes up discussion of that agenda item. Items open for public comment are indicated with an asterisk (\*)*
- *On any other matter specifically pertaining to the City of Anacortes during the Public Comment agenda item.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

# Congratulations to the City of Anacortes!

## ***2025 SILVER STATUS EARNED***



 **We gained Silver Status this year after 8 years at Bronze**

 **1 of 18 Bicycle Friendly Cities in Washington and 460 nationwide**

 **1 of 6 at Silver in Washington**

 **We have to reapply every 4 years – Let's KEEP PEDALING!**



## **Anacortes City Council Minutes - August 4, 2025**

### **Call to Order**

Mayor Matt Miller called to order the August 4, 2025, Anacortes City Council meeting at 6:00 p.m. Councilmembers TJ Fantini, Ryan Walters, Anthony Young, Christine Cleland-McGrath, Carolyn Moulton, and Amanda Hubik were present. Councilmember Bruce McDougall participated in the meeting remotely via Zoom.

### **Pledge of Allegiance**

The assembly joined in the Pledge of Allegiance.

### **Announcements and Committee Reports**

Mayor Miller thanked city staff and volunteers for a successful Anacortes Arts Festival over the past weekend and announced that National Night Out will take place on August 5th at Storvik Park from 5-7pm. He then reminded the public that tomorrow is primary election day for one race within the city limits for Port of Anacortes Commissioner Position 1, that the draft Comprehensive Plan update is available on the [city website](#) and the public can submit comments via email to [CompPlan@anacorteswa.gov](mailto:CompPlan@anacorteswa.gov) through August 28th with the Planning Commission holding a public hearing on August 27th. He then announced that in light of last week's major earthquake near Russia and the subsequent tsunami warnings, that residents can [subscribe to CodeRED emergency warnings and alerts](#) through the Skagit County Department of Emergency Management. Mayor Miller concluded by announcing that the public works committee meeting scheduled for earlier in the evening was cancelled.

Mr. Walters announced that there would be a Skagit County Housing Forum held on September 9<sup>th</sup> from 6-8pm at the Mount Vernon Public Library Commons. Individuals interested in attending can register at <https://northstarskagit.org/housing-forum>

### **Public Comment**

Mayor Miller invited the public to comment on any item not on the agenda.

Courtney Orrock of Anacortes spoke about the event center's projected cost and potential funding through lodging tax revenues and the feasibility of the proposed repayment, recommending that the council review the project carefully and determine if there are any available grants before executing the proposed interlocal agreements with the Port of Anacortes.

Mayor Miller announced that the Port Commission and City Council would hold a special joint meeting to discuss the proposed interlocal agreements on August 18th.

### **Consent Agenda**

Ms. Cleland-McGrath moved, seconded by Mr. Young, to remove Item 5.b., Approval of claims in the amount of \$1,460,446.77, from the Consent Agenda. The motion carried unanimously by voice vote.

Ms. Moulton moved, seconded by Ms. Hubik, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of July 28, 2025
- c. Ordinance 5003: 2nd Quarter Budget Amendment

The council discussed the procurement process for the police boat and trailer (Invoice Document No. 372368 of agenda attachment [20250804 Item5b-ApprovalOfClaims](#)).

Discussion topics included:

- Council and the public are not involved in the discussion of adding a new capability and potential expansion of service
- Procurement is not expensive by itself, but additional costs could come with new boat.
- Additional costs include at a minimum maintenance and insurance.

Ms. Hubik moved, seconded by Mr. Walters to approve item 5.b., Approval of claims in the amount of \$1,460,446.77. The motion carried unanimously by voice vote.

The following vouchers/checks were approved for payment:

EFT numbers: 113187 through 113220, total \$1,317,736.74

Check numbers: 113221 through 113240, total \$120,240.53

Wire transfer numbers: 373379 through 373558, total \$22,469.50

**Adjournment**

There being no further business, at approximately 6:17 p.m. the Anacortes City Council meeting of August 4, 2025 was adjourned.

**The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the August 11, 2025 City Council meeting:**

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

| Invoice Doc # | Invoice Date | Invoice #  | Vendor Full Name             | Description                                          | Total Amount | Approval Queue |
|---------------|--------------|------------|------------------------------|------------------------------------------------------|--------------|----------------|
| 373737        | 2/1/2025     | 5070876726 | RICOH USA, INC               | S/N C86138599 APD FRONT OFFICE COPIES 1/1-1/31/25    | \$ 33.54     | apd            |
| 373734        | 2/1/2025     | 5070876812 | RICOH USA, INC               | S/N C86111692 ENG 11/1-1/31/25                       | \$ 27.25     | finance        |
| 373736        | 2/1/2025     | 5070877125 | RICOH USA, INC               | S/N C86146548 APD PATROL OFFICE 11/1-1/31/25         | \$ 219.87    | apd            |
| 373735        | 5/1/2025     | 5071339035 | RICOH USA, INC               | S/N C86146548 APD PATROL OFFICE 2/1-4/30/25          | \$ 168.87    | apd            |
| 373738        | 5/1/2025     | 5071339203 | RICOH USA, INC               | S/N C86138599 APD FRONT OFFICE COPIES 4/1-4/30/25    | \$ 42.52     | apd            |
| 373731        | 5/1/2025     | 5071339365 | RICOH USA, INC               | S/N C86111692 ENG 2/1-4/30/25                        | \$ 24.16     | finance        |
| 373956        | 5/14/2025    | 25-13521   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - TCR SOUTH                           | \$ 154.00    | dwtp           |
| 373957        | 5/14/2025    | 25-14255   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - BACT FINISHED                       | \$ 22.00     | dwtp           |
| 373958        | 5/19/2025    | 25-14727   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - BACT FINISHED                       | \$ 22.00     | dwtp           |
| 373959        | 5/19/2025    | 25-14882   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - TCR NORTH                           | \$ 154.00    | dwtp           |
| 373739        | 6/1/2025     | 5071486597 | RICOH USA, INC               | S/N C86111493 COURT 3/1-5/31/25                      | \$ 129.80    | finance        |
| 373732        | 6/1/2025     | 5071486860 | RICOH USA, INC               | S/N C86138600 APD HALLWAY 3/1-5/31/25                | \$ 49.70     | apd            |
| 373740        | 6/1/2025     | 5071487088 | RICOH USA, INC               | S/N C86138599 APD FRONT OFFICE COPIES 5/1-5/31/25    | \$ 45.27     | apd            |
| 373733        | 6/1/2025     | 5071487318 | RICOH USA, INC               | S/N C86079893 LIBRARY PUBLIC BLACK & CLR 3/1-5/31/25 | \$ 294.35    | finance        |
| 373758        | 6/23/2025    | 25-17685   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - BACT RAW                            | \$ 70.00     | dwtp           |
| 373960        | 7/9/2025     | 25-19538   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - BACT RAW                            | \$ 71.00     | dwtp           |
| 373961        | 7/9/2025     | 25-20182   | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - BACT RAW                            | \$ 70.00     | dwtp           |
| 373607        | 7/9/2025     | 58373      | SKAGIT PUBLISHING LLC        | PUBLISH AA-653308                                    | \$ 186.76    | plan           |
| 373742        | 7/9/2025     | 7925       | NORTHWEST PARKING EQUIPMENT  | WA PARK PAYSTATION ROLLS                             | \$ 346.60    | parks1         |

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| 373962        | 7/10/2025    | 25-21208             | EUROFINS ENVIRONMENT TESTING   | WATER ANALYSIS - BACT FINISHED                                       | \$ 22.00     | dwtp           |
| 373745        | 7/10/2025    | 290464               | INFOSEND, INC.                 | FIREWORKS DONATION FORM MAILER                                       | \$ 1,402.38  | parks1         |
| 373741        | 7/11/2025    | 8498 30 017 0464628  | COMCAST                        | WA PARK INTERNET SERVICE                                             | \$ 113.16    | parks1         |
| 373941        | 7/15/2025    | 0001844              | CITY OF BURLINGTON             | DARK FIBER & RACK SPACE, JULY 2025                                   | \$ 487.18    | fiber          |
| 373678        | 7/15/2025    | 20252332             | SYSTEMS DESIGN WEST, LLC       | AMBULANCE BILLING SERVICES 6/2025                                    | \$ 4,694.87  | finance        |
| 373608        | 7/16/2025    | 58524                | SKAGIT PUBLISHING LLC          | PUBLISH AA-654915                                                    | \$ 223.30    | plan           |
| 373610        | 7/16/2025    | 58525                | SKAGIT PUBLISHING LLC          | PUBLISH - AA-654981                                                  | \$ 292.32    | plan           |
| 373726        | 7/18/2025    | 0208457              | GEOENGINEERS, INC.             | 2025 CRITICAL AREAS REGULATIONS BAS UPDATE - 6/7/25 - 7/11/25        | \$ 22,871.75 | plan           |
| 373852        | 7/22/2025    | 666912776            | UNITED STATES POSTAL SERVICE   | POSTAGE FOR PLANNING DEPT POSTCARD MAILING                           | \$ 2,727.80  | plan           |
| 373851        | 7/22/2025    | LNW-118457           | LITHTEX NW                     | CITY PLANNING POSTCARD MAILING                                       | \$ 3,036.62  | plan           |
| 373763        | 7/25/2025    | 24089474             | MCKESSON MEDICAL-SURGICAL      | DIGITAL STETHOSCOPE                                                  | \$ 391.96    | medic          |
| 373727        | 7/25/2025    | 7837312              | US BANK                        | ANALTGO24 ADMINISTRATION FEES - IN ADVANCE 12/18/24 - 06/30/2026     | \$ 536.99    | finance        |
| 373729        | 7/25/2025    | 7837313              | US BANK                        | NAUTIREF17 ADMINISTRATION FEES - IN ADVANCE 07/01/2025 - 06/30/2026  | \$ 200.00    | finance        |
| 373728        | 7/25/2025    | 7837314              | US BANK                        | ANAUTIREF20 ADMINISTRATION FEES - IN ADVANCE 07/01/2025 - 06/30/2026 | \$ 350.00    | finance        |
| 373730        | 7/25/2025    | 7837315              | US BANK                        | ANAUTIREF22 ADMINISTRATION FEES - IN ADVANCE 07/01/2025 - 06/30/2026 | \$ 200.00    | finance        |
| 373942        | 7/26/2025    | 059294               | PETTY CASH FUND                | MUSEUM PETTY CASH - IVIE                                             | \$ 21.80     | museum         |
| 373612        | 7/26/2025    | 328298               | LAKE SIDE INDUSTRIES, INC.     | MATERIAL FOR STORM DEPT                                              | \$ 1,361.13  | dshop          |
| 373794        | 7/28/2025    | 0341229-IN           | NELSON-REISNER DISTRIBUTOR INC | SUPPLIES FOR SHOP STOCK                                              | \$ 1,498.56  | dshop          |
| 373764        | 7/28/2025    | 220013286491         | PUGET SOUND ENERGY INC         | APD -NOTICE OF CORRECTED CHARGES                                     | \$ 99.74     | apd            |
| 373766        | 7/28/2025    | 360-293-4900-0912865 | ZIPLY FIBER                    | APD BAC LINE 7/28-8/27/25                                            | \$ 106.74    | apd            |

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| 373952        | 7/28/2025    | 360-299-2484-0726025 | ZIPLY FIBER                    | LIBRARY PHONE 7/28-8/27/2025                          | \$ 75.10      | publib         |
| 373606        | 7/28/2025    | 360-299-3674-0214175 | ZIPLY FIBER                    | OPS PHONE LINE: 7/28-8/27/25                          | \$ 91.42      | dshop          |
| 373765        | 7/28/2025    | 360-299-6615-0615165 | ZIPLY FIBER                    | APD 911 LINE 7/28-8/27/25                             | \$ 101.08     | apd            |
| 373853        | 7/28/2025    | DB2005945            | FIFTH ASSET DBA DEBTBOOK       | DEBTBOOK ACCOUNTING SOFTWARE - 8/28/25-8/27/26        | \$ 3,427.20   | finance        |
| 373605        | 7/29/2025    | 1810908              | WALTON BEVERAGE COMPANY, INC   | OPS: BREAKROOM SUPPLIES                               | \$ 223.50     | dshop          |
| 373755        | 7/29/2025    | 300000290019         | PUGET SOUND ENERGY INC         | ALL STATIONS: 6/5-7/7/25                              | \$ 1,425.46   | medic          |
| 373673        | 7/29/2025    | 44500634             | TWO RIVERS TERMINAL, LLC       | PLANT CHEMICALS                                       | \$ 14,491.34  | dwwtp          |
| 373791        | 7/29/2025    | XA116017992:01       | RWC INTERNATIONAL              | PART FOR VEHICLE #221                                 | \$ 90.95      | dshop          |
| 373944        | 7/30/2025    | 0341653-IN           | NELSON-REISNER DISTRIBUTOR INC | SUPPLIES FOR EQUIP #6966, 6967, 6968                  | \$ 3,669.58   | dshop          |
| 373611        | 7/30/2025    | 25-23552             | EUROFINS ENVIRONMENT TESTING   | WATER ANALYSIS - BACT FINISHED                        | \$ 22.00      | dwwtp          |
| 373675        | 7/30/2025    | 300000006951         | PUGET SOUND ENERGY INC         | STREET LIGHTS: 5/31-6/30/25                           | \$ 9,154.98   | dshop          |
| 373674        | 7/30/2025    | 300000290043         | PUGET SOUND ENERGY INC         | STREET LIGHTS: 6/3-7/1/25                             | \$ 8,015.37   | dshop          |
| 373676        | 7/30/2025    | 300000325005         | PUGET SOUND ENERGY INC         | STREET LIGHTS: 6/7-7/8/25                             | \$ 92.60      | dshop          |
| 373677        | 7/30/2025    | 300000340004         | PUGET SOUND ENERGY INC         | STREET LIGHTS: 6/28-7/30/25                           | \$ 52.55      | dshop          |
| 373946        | 7/30/2025    | XA116017991:01       | RWC INTERNATIONAL              | PARTS FOR VEHICLE #608                                | \$ 56.66      | dshop          |
| 373775        | 7/31/2025    | 0002445723           | CENTRAL WELDING SUPPLY CO, INC | O2 FOR AMBULANCE                                      | \$ 106.79     | medic          |
| 373778        | 7/31/2025    | 329117               | LAKESIDE INDUSTRIES, INC.      | SUPPLIES FOR WATER MAINTENANCE                        | \$ 343.07     | wdist          |
| 373945        | 7/31/2025    | 34092-1              | OMEGA MEDICAL MECHTRONICS      | 2025 WWTP AUTOCLAVE & GLASSWARE WASHER ANNUAL SERVICE | \$ 1,670.08   | dwwtp          |
| 373777        | 7/31/2025    | 7432559139           | CARDINAL HEALTH 110, INC.      | PHARMA: DEXAMETHASONE, DROPERIDOL                     | \$ 387.34     | medic          |
| 373963        | 7/31/2025    | 930081               | CASCADE COLUMBIA DISTRIBUTION  | SODIUM HYPOCHLORITE - WTP PO 25-175                   | \$ 12,656.42  | dwwtp          |
| 373760        | 7/31/2025    | INV-5498227          | UNITED SITE SERVICES, INC      | PENN AVE PORTA POTTY 7/1/25 - 7/31/25                 | \$ 210.25     | dwwtp          |
| 373782        | 7/31/2025    | INV45300             | SEAWESTERN, INC.               | REPLACEMENT VULCAN STREAMLIGHT - MED 12               | \$ 256.09     | medic          |
| 373749        | 8/1/2025     | 03188                | SKAGIT COUNTY SHERIFF'S OFFICE | JULY JAIL TAX PAYMENT PER CONTRACT                    | \$ 100,222.02 | finance        |
| 373679        | 8/1/2025     | 1061289              | BAYSHORE OFFICE PRODUCTS INC   | OFFICE SUPPLIES                                       | \$ 17.70      | dwwtp          |

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| 373774        | 8/1/2025     | 11                   | ISLAND HEALTH                | JUNE AMBULANCE SUPPLIES                                              | \$ 2,557.83   | medic          |
| 373939        | 8/1/2025     | 1400408-0043-8       | WASTE MANAGEMENT             | JULY 2025 CONTRACTED SERVICES                                        | \$ 158,686.19 | finance        |
| 373747        | 8/1/2025     | 150481               | VENTEK INTERNATIONAL         | WA PARK PAYSTATION MONITORING                                        | \$ 270.00     | parks1         |
| 373743        | 8/1/2025     | 15469                | LYNDEN PRECAST LLC           | LINERS FOR CEMETERY USE                                              | \$ 378.00     | parks1         |
| 373953        | 8/1/2025     | 200000666863         | PUGET SOUND ENERGY INC       | LIBRARY 10TH STREET LED 7/2-8/1/2025                                 | \$ 18.33      | publib         |
| 373954        | 8/1/2025     | 200000667218         | PUGET SOUND ENERGY INC       | LIBRARY 10TH & M ST 7/2-8/1/2025                                     | \$ 30.81      | publib         |
| 373771        | 8/1/2025     | 2025-07-01-ANACORTES | PERISCOPE LEGAL              | PUBLIC DEFENSE SERVICES JULY 2025                                    | \$ 23,750.00  | pubdef         |
| 373750        | 8/1/2025     | 21-043-FIN-001       | ANACORTES FAMILY CENTER      | JULY AFFORDABLE HOUSING TAX PAYMENT                                  | \$ 37,860.16  | finance        |
| 373751        | 8/1/2025     | 21-247-FIN-001       | ANACORTES HOUSING AUTHORITY  | JULY AFFORDABLE HOUSING TAX PAYMENT                                  | \$ 37,860.16  | finance        |
| 373793        | 8/1/2025     | 220030712800         | PUGET SOUND ENERGY INC       | STREET LIGHTS: 7/2-8/1/25                                            | \$ 7.96       | dshop          |
| 373746        | 8/1/2025     | 25-23758             | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - TCR SOUTH                                           | \$ 110.00     | dwtp           |
| 373748        | 8/1/2025     | 25-23759             | EUROFINS ENVIRONMENT TESTING | WATER ANALYSIS - TCR 00932                                           | \$ 44.00      | dwtp           |
| 373744        | 8/1/2025     | 2751695-0043-4       | WASTE MANAGEMENT             | WTP TRASH ACCT#22-79868-03009 , RECYCLE PICKUP - 07/01/25 - 07/31/25 | \$ 303.85     | dwtp           |
| 373761        | 8/1/2025     | 32                   | ISLAND HEALTH                | PRE-EMPLOYMENT DRUG SCREEN; WALLACE                                  | \$ 29.00      | apd            |
| 373768        | 8/1/2025     | 3581                 | OAB ENGINEERING, LLC         | DATA SERVICE AUGUST - 29-3                                           | \$ 150.00     | medic          |
| 373725        | 8/1/2025     | 37755                | SHIFTNOTE, LLC               | DAILY LOG: 08/01/25 - 10/31/25                                       | \$ 122.30     | dwtp           |
| 373783        | 8/1/2025     | 3814                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 50.00      | pubdef         |
| 373784        | 8/1/2025     | 3815                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 60.00      | pubdef         |
| 373785        | 8/1/2025     | 3816                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 470.00     | pubdef         |
| 373786        | 8/1/2025     | 3817                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 300.00     | pubdef         |
| 373787        | 8/1/2025     | 3818                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 330.00     | pubdef         |
| 373788        | 8/1/2025     | 3819                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 70.00      | pubdef         |
| 373789        | 8/1/2025     | 3820                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 210.00     | pubdef         |
| 373790        | 8/1/2025     | 3821                 | LAW OFFICE OF CARA LORENZO   | PUB DEF CONFLICT                                                     | \$ 380.00     | pubdef         |
| 373756        | 8/1/2025     | 5071778819           | RICOH USA, INC               | S/N C86146548 APD PATROL OFFICE 5/1-7/31/25                          | \$ 144.70     | apd            |
| 373754        | 8/1/2025     | 5071778909           | RICOH USA, INC               | S/N C86180481 PARKS 5/1-7/31/25                                      | \$ 23.15      | finance        |

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| 373753        | 8/1/2025     | 5071778978       | RICOH USA, INC                 | S/N C86111692 ENG 5/1-7/31/25                             | \$ 36.52      | finance        |
| 373757        | 8/1/2025     | 5071779564       | RICOH USA, INC                 | S/N C86138599 APD FRONT OFFICE COPIES 7/1-7/31/25         | \$ 37.02      | apd            |
| 373752        | 8/1/2025     | CL93701          | NELSON-REISNER DISTRIBUTOR INC | VEHICLE FUEL - JULY                                       | \$ 35,566.52  | finance        |
| 373940        | 8/1/2025     | Cogent-250801    | COGENT COMMUNICATIONS, LLC     | BACKUP INTERNET, AUG 2025                                 | \$ 3,705.87   | fiber          |
| 373724        | 8/1/2025     | OA02423          | BAY CITY SUPPLY                | SUPPLIES FOR FACILITIES                                   | \$ 214.34     | dshop          |
| 373759        | 8/2/2025     | 00005W5A83315    | UNITED PARCEL SERVICE, INC     | UPS SHIPPING; WEEK ENDING 8-2-25                          | \$ 27.28      | apd            |
| 373779        | 8/4/2025     | 1218             | BE ENTERPRISES LLC             | 2025 LTAC JANITORIAL & MAINTENANCE FOR PUBLIC RESTROOMS   | \$ 3,575.10   | plan           |
| 373964        | 8/4/2025     | 25-22904         | EUROFINS ENVIRONMENT TESTING   | PB&CU RULE FIDALGO 2025-07-21                             | \$ 2,640.00   | dwtp           |
| 373767        | 8/4/2025     | 25B-137          | WSI POLYGRAPH SERVICE          | PRE-EMPLOYMENT POLYGRAPH; SIMPSON AND ECKES               | \$ 375.00     | apd            |
| 373776        | 8/4/2025     | 51297192         | LINDE GAS & EQUIPMENT INC.     | CYLINDER RENTAL AND GASSES                                | \$ 1,400.20   | dwwtp          |
| 373780        | 8/4/2025     | 7432987728       | CARDINAL HEALTH 110, INC.      | PHARMA & OTC: CALCIUM GLUCONATE, ADENOSINE, NITROGLYCERIN | \$ 963.15     | medic          |
| 373770        | 8/4/2025     | I2600136         | WASHINGTON STATE PATROL        | BACKGROUND CHECKS; JULY 2025                              | \$ 132.00     | apd            |
| 373762        | 8/4/2025     | MARCH-JULY 2025  | ECONOWASH LAUNDRY&CLEANERS     | UNIFORM CLEANING; MARCH - JULY 2025                       | \$ 245.62     | apd            |
| 373781        | 8/4/2025     | Pay App 3        | SUMMITX CONTRACTORS, INC       | 2025 WATERLINE REPLACEMENTS                               | \$ 140,634.12 | pw1            |
| 373772        | 8/4/2025     | RefundBrown      | BROWN, JULIE                   | WA PARK CAMPING REFUND                                    | \$ 76.00      | parks1         |
| 373773        | 8/4/2025     | RefundHutchinson | HUTCHINSON, JOHN               | WA PARK CAMPING REFUND                                    | \$ 226.00     | parks1         |
| 373792        | 8/4/2025     | XA116017991:01   | RWC INTERNATIONAL              | PART FOR VEHICLE #608                                     | \$ 40.75      | dshop          |
| 373947        | 8/4/2025     | XA116018032:01   | RWC INTERNATIONAL              | PART FOR VEHICLE #221                                     | \$ 83.82      | dshop          |
| 373938        | 8/5/2025     | 11679788         | LANGUAGE LINE SERVICES, INC    | TELEPHONE INTERPRETER SERVICES                            | \$ 51.55      | court          |
| 373955        | 8/5/2025     | 1813036          | WALTON BEVERAGE COMPANY, INC   | CITY HALL BREAK ROOM SUPPLIES                             | \$ 972.00     | finance        |
| 373965        | 8/5/2025     | 25-20142         | EUROFINS ENVIRONMENT TESTING   | WATER ANALYSIS - TCR SOUTH                                | \$ 110.00     | dwtp           |
| 373948        | 8/5/2025     | 291533           | REECE, STORMIE                 | DEPOT JANITORIAL SERVICES                                 | \$ 1,760.00   | parks1         |
| 373934        | 8/5/2025     | 931430           | CASCADE COLUMBIA DISTRIBUTION  | PLANT CHEMICALS                                           | \$ 15,993.60  | dwwtp          |

| <b>Invoice<br/>Doc #</b> | <b>Invoice<br/>Date</b> | <b>Invoice #</b> | <b>Vendor Full Name</b> | <b>Description</b>         | <b>Total Amount</b>  | <b>Approval<br/>Queue</b> |
|--------------------------|-------------------------|------------------|-------------------------|----------------------------|----------------------|---------------------------|
| 373936                   | 8/5/2025                | JUL 25           | THE LAW OFFICE OF       | PROS ATTY SERVICES- JUL 25 | \$ 8,700.00          | attorney                  |
| 373937                   | 8/5/2025                | JUL 25 CC        | THE LAW OFFICE OF       | PROS ATTY SERVICES- CC     | \$ 1,320.00          | attorney                  |
| 373935                   | 8/5/2025                | WSP&RC           | WASHINGTON STATE PARKS  | BOATER EDUCATION CARD (CH) | \$ 10.00             | medic                     |
|                          | <b>Total</b>            |                  |                         |                            | <b>\$ 682,742.44</b> |                           |



## City Council Agenda Bill

**Meeting Date:** August 11, **Agenda Item:** 5.c.  
2025

**Agenda Item Title:** Special Event Application: Veterans Day Parade

**Staff Contact(s):** Stephanie Snyder

**Approved for Submittal to Council by** **Action Type**

Stephanie Snyder  
John Coleman

Motion

**Item Summary:** A parade on Sunday, November 9th, 2025 honoring veterans, followed by a static display route at Causland Park. Parade: 4<sup>th</sup> to 10<sup>th</sup> south on Commercial: road closure on Commercial is 11:30am-2:30pm  
Post parade, there is a display called a Static Event. Traffic impact on roads around Causland Park will be N Avenue and 7<sup>th</sup> Streets from 10am to 5pm.

**Budget Impact:**

0

**Previous Action:** Approved for 2024

**Recommended Motion:** Approve

**Alternative Actions:** Disapprove or Modify

**Attachments (listed in order presented):**

1. Event Application\_ Laserfiche Forms
2. Veterans Day mapping.city dept leads approved



## Special Event Application

Per AMC 7.04.040, application shall be filed not less than ninety days in advance of the date on which the event is to occur, if the event requires the closure of any highway or street, any detouring traffic, or any significant impact on city services. Other events not requiring the foregoing are to be filed not less than sixty days in advance of the proposed event.

Applicants will be notified when the application is scheduled for consideration by City Council, and will again be notified when City Council either approves or denies the application. Following application approval, applicants will be provided with contact numbers for relevant city departments. Applicants are responsible for contacting individual City departments to request services for the event, such as traffic control, solid waste removal, and food service inspection.

**View Anacortes Municipal Code [Chapter 7.04, Special Events](#)**

### Application

---

**Application Date \***

**Event Name\***

Anacortes Veterans Parade & Static Event

**Event Type**

- ☒ Street Fair / Festival
- ☐ Athletic Event
- ☒ Parade
- ☐ Rally / Demonstration
- ☐ Filming
- ☐ Other identified in AMC 7.04.010

**Applicant/Organization Name\***

AVPEA (American Veterans Parade & Events of Anacortes)

**Mailing Address\***

1004 Commercial Avenue #445

**Event Contact Person\***

Julia Anne Simpson

**Event Contact Email\***

julia@avpea.org

**Event Contact Phone\***

360-899-8844

**Event Website**

www.avpea.org

**Estimated Number of Participants/Attendees \*****Event Description \***

An event to bring community together and celebrate our Veterans. Static event with food trucks, face painting, booths, speakers and more and into the parade line up for with a parade speed of max speed 5 mph, with a Veteran police escort, followed by or the Lafrance fire truck, then local fire trucks. Request for static fire truck ladder flag display over parade route. We are also requesting barcade set up at the half book of 1004 Commercial Avenue. We are also requesting citizen patrol vehicles and personal. We are requesting 2 Reader boards starting 2 days prior: one at top of R Avenue and the other at barcade. We are in need and asking for the public restrooms to be open during events as listed on map. We are also in need of the event trailer's barcades, candles, & plackering. Any other support and collaboration would be greatly appreciated as well. Thank you so much for your support in these efforts for our Veterans and community.

**Will food vendors participate in this event? \***

All Food Vendors must be inspected by the Fire Marshall on site prior to the start of the event.

☒ Yes ☐ No

**Date Event Starts \*****Time Event Starts \*** ▼**Date Event Ends \*****Time Event Ends \*** ▼**Does the event require a street closure? \***

☒ Yes  
☐ No

### Date Street Closure Starts \*

Include requested closures before and after the event hours if required for set up and tear down.

### Time Street Closure Starts \*

### Date Street Closure Ends \*

### Time Street Closure Ends \*

### Event Location \*

List end points of each street that will be closed (e.g. 6th Street from O Ave to Q Ave). Also include location and dimensions of any structures that will be erected and locations of the event that will not be on city street right of way.

Parade: 4th to 10th Commercial. Side Parking strip on 'O' Avenue and side streets between 'O' avenue & commercial and half block from commercial between Commercial & 'Q' Avenue, parade route up 10th street and turn at 'M' Avenue  
Static: 8th to 7th & 'M' to 'N'

### Parking Location

List any public parking areas that the event requests to use for dedicated event parking, including handicapped parking.

Side streets, Cap Sante Gravel Parking, Library

### Event Map (optional)

Upload one or more maps of the event

[2025 Anacortes Veterans Para...](#) 3.81MB

### Indemnification Agreement \*

Upload scan of SIGNED indemnification agreement

[Special\\_Event\\_Indemnification...](#) 287.9KB

**Download the Indemnification Agreement [here](#).**

### Signage

Street closure signs will be provided by the City of Anacortes. Applicants must contact City staff one week prior to the event to arrange sign delivery. Event sponsor personnel are responsible for placing street closure signs, which may not be posted more than 72 hours prior to the approved closure, must be removed immediately following the event, and must be returned to city staff the first business day following the event.

### **Insurance**

The applicant is required to provide public liability insurance subject to the provisions of AMC 7.04.100 unless the applicant can demonstrate that the event meets an exemption in that section. Applicants will be notified following application approval of insurance requirements for the specific event.

### **Electronic Signature Agreement**

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

**I state that I am over the age of 18, that I agree to assume responsibility for the above-described event and to abide by all conditions stipulated by the approval of the application. \***

☒ Yes

### **Signature**

*Julia Anne Simpson*

## Admin Review

---

### Council Meeting Date \*

Target date for presentation to City Council; no later than 30 days prior to event

7/21/2025

### Staff Review Deadline \*

Staff review/approval required no later than 7 days prior to City Council meeting to allow packet preparation

7/14/2025

### Administrator comments and conditions of approval

Note: Parade info booth is south of 10th Street, organizers parent owns a shop there.

### Insurance Certificate

Upload

Insurance certificate may be required by staff or as a condition of Council approval

## Departmental Review

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### Building Department will provide the following services for this event:

### Building Department concerns, objections, or conditions of approval \*

None

**Fire Department will provide the following services for this event:**

**Fire Department concerns, objections, or conditions of approval \***

None

**Legal Department concerns, objections, or conditions of approval \***

I am unclear what the "static display route" means. Does that mean the street will need to be closed down? Applicant requested "citizen patrol vehicles and personal." It's unclear from the narrative who will be providing flagging, traffic control, etc. - this should be described and provided by applicant. Please provide written traffic control plan.

**Parks Department will provide the following services for this event:**

**Parks Department concerns, objections, or conditions of approval \***

Please, do not mark the streets or sidewalks around Causland park with paint, or spray chalk. Please contact the Parks and Recreation Department with any questions. Thank you.

**Police Department will provide the following services for this event:**

regular police patrols

**Police Department concerns, objections, or conditions of approval \***

None

**Public Works Department will provide the following services for this event:**

**Public Works Department concerns, objections, or conditions of approval \***

None. Please contact/remind Ops a few days before event for reader boards. Thanks

**Departmental attachments**

Upload any staff memos, guidelines, or requirements that will be in effect for this event.

Upload

## City Council Decision

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**City Council Decision \***

☐ Approved ☐ Approved with conditions ☐ Denied

**City Council Decision Date \***

**Conditions of Approval**

**WebClient Path**

<https://laserfiche.cityofanacortes.org/laserfiche/index.aspx?d>

Comments

*2000 characters left*

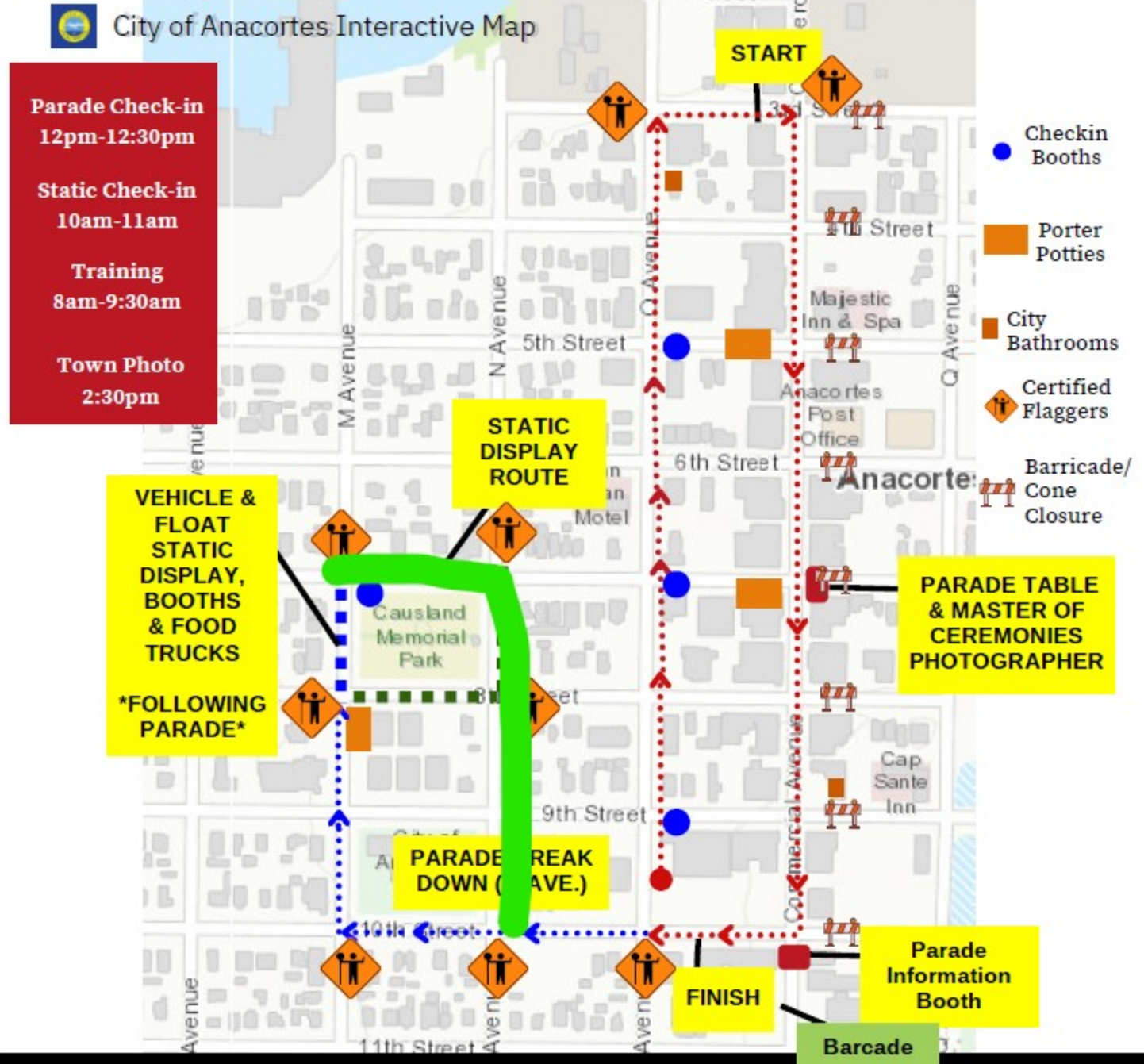
# ANACORTES ANNUAL VETERANS PARADE EVENT

SUNDAY NOVEMBER 9th, 2025

PARADE: 1PM-3PM and STATIC DISPLAY EVENT: 12pm-5pm



City of Anacortes Interactive Map



<https://if-intentionallyfocused.com/veterans-day-parade-anacortes-wa>



# City Council Agenda Bill

**Meeting Date:** August 11, **Agenda Item:** 6.a.  
2025

**Agenda Item Title:** Sharpes Corner City-Owned Land Analysis Report

**Staff Contact(s):** John Coleman

**Approved for Submittal to Council by**    **Action Type**

Greg Francioch  
John Coleman

Presentation

**Item Summary:** The City owns 37 acres of land in the SW portion of the Sharpe's Corner area. To help address the large deficit of affordable housing in Anacortes, the City has considered using the land for a mix of affordable housing and a small commercial area to serve the housing. The city does not construct housing, so a partnership with a non-profit or market-rate housing developer would be necessary to achieve the construction.

It is known that much of the land is un-developable because of site constraints. The city hired MAKERS Architecture and Urban Design to study and determine the suitability of the land for future development, with a focus on the potential use of the land for affordable housing. Makers and its subcontractor (Parametrix) examined the constraints on the site, including creeks, wetlands, utility corridors and access. Makers and subcontractor (Leland) studied the financial viability of multifamily housing on the portions of the property that are not constrained. They also created a transparent methodology for the city to seek and review requests for partnerships from land developers that could build a multifamily project. The attached documents include the findings of the study performed by Makers.

**Budget Impact:**

**Previous Action:**

**Recommended Motion:**

**Alternative Actions:**

**Attachments (listed in order presented):**

1. Sharpes Corner Market Analysis\_FINAL\_25-0709

2. Sharpes Corner Development Feasibility Analysis\_FINAL\_25-0709
3. Sharpes Corner Critical Areas Memorandum\_FINAL\_25-0512
4. Sharpes Corner Implementation Recommendations\_FINAL\_25-0709
5. SC Presentation\_SLIDES (8-11-25)

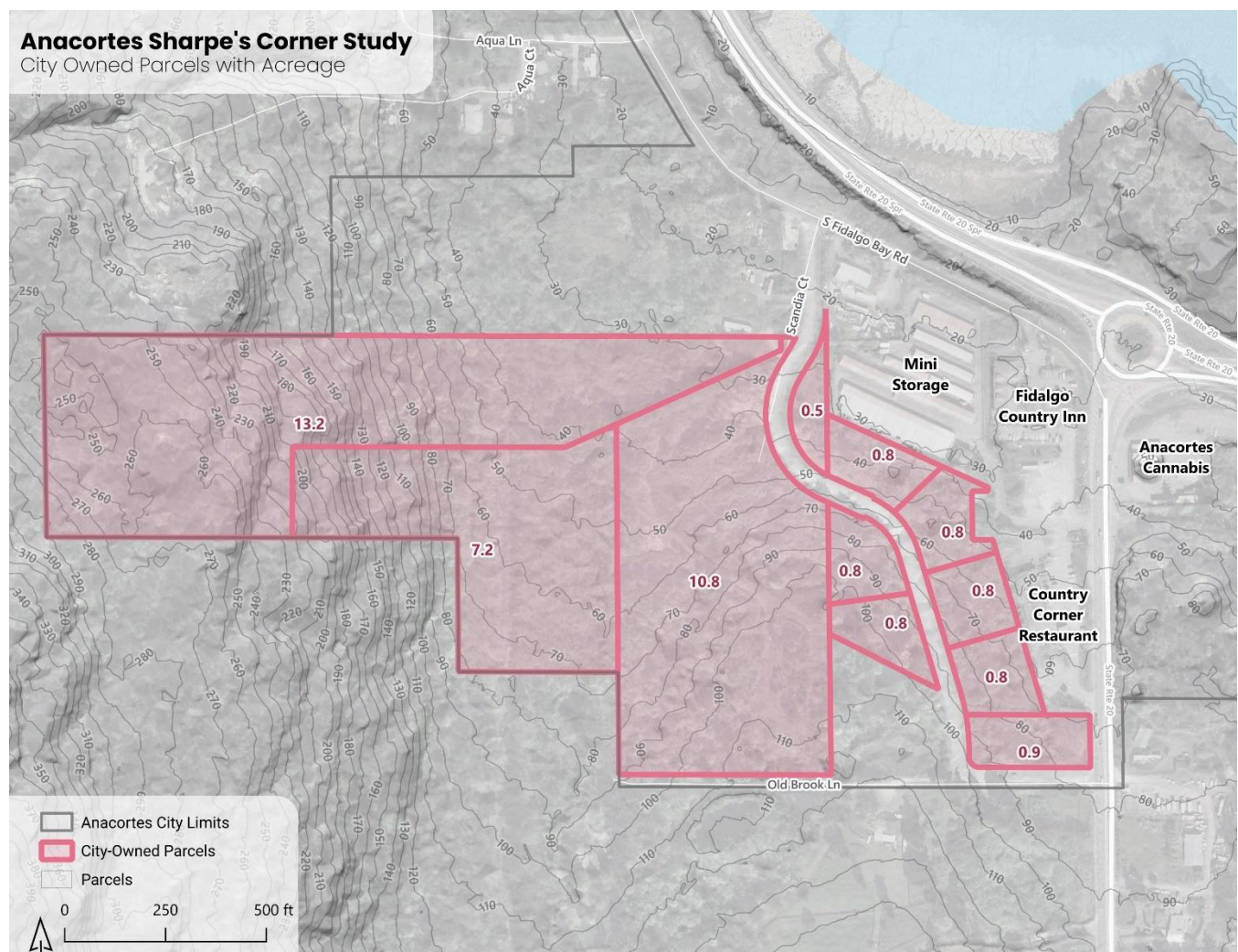
# Anacortes Sharpe's Corner Study

## Market Analysis | July 9, 2025

### Introduction

Leland Consulting Group (LCG) was retained as part of a consultant team led by MAKERS Architecture and Urban Design to assist in a study of city-owned parcels in the Sharpe's Corner area. The city has an interest in developing these parcels to include affordable housing and potentially some commercial uses. This report analyzes the market for residential and commercial uses in the area based on city and regional demographic, economic, industrial, and real estate trends, followed by a feasibility analysis for a variety of development types and considerations for funding affordable housing development. Figure 1 below shows the city-owned parcels with their acreage. The total area of the city-owned parcels is 37.5 acres.

Figure 1. City-Owned Parcels with Acreage



Source: City of Anacortes, Washington DNR, Leland Consulting Group

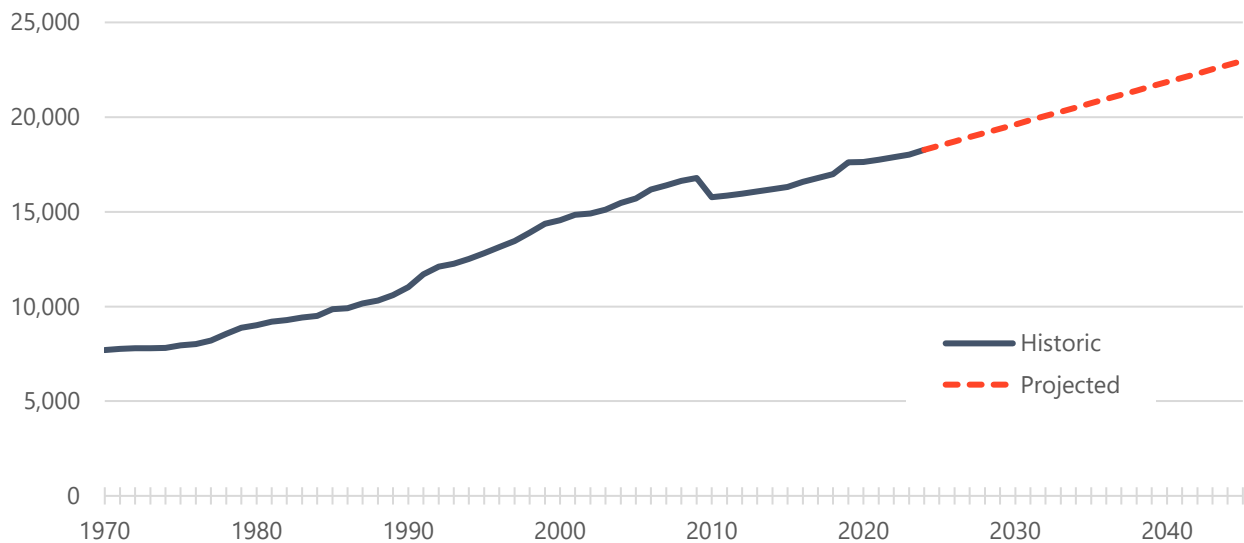
# Demographic Trends and Housing Needs

Anacortes is in the process of updating its Comprehensive Plan for a 2045 planning horizon, as required by Washington’s Growth Management Act. In preparation for this update, the city also completed a Housing Action Plan in 2023. This section summarizes key datapoints from the Comprehensive Plan and Housing Action Plan analyses that are relevant to planning for the Sharpe’s Corner area.

## Population Growth, Demographics, and Income

Anacortes’ population is expected to grow by 4,988 residents by 2045, from the current population of 18,270 to a forecast 2045 population of 22,971. This represents an annual growth rate of about 1.1 percent, slightly slower than the growth rate in the past 20 years but still a consistent rate of growth, in a geographically constrained area.

Figure 2. Anacortes Population, Historic Through 2024 and Projected Through 2045.

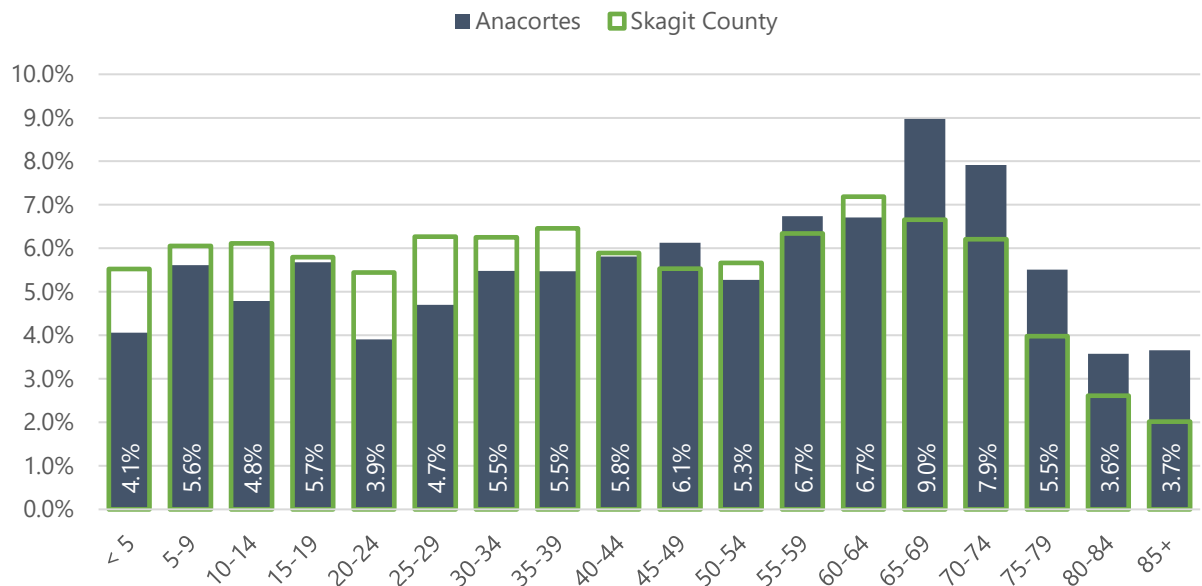


Source: WA OFM (Historic Population), Skagit County Resolution 2023-01 (Projections)

In recent years, the population of Anacortes has become more racially and ethnically diverse, with particular increases in Hispanic and Latino residents, although the city is still significantly less diverse than Skagit County. The city’s population is also older than that of Skagit County overall, with almost 30 percent of the population over 65 years old. About two-thirds of the city’s households are families, and over 40 percent of households are occupied by two people, with less than a third of households comprised of more than three people. On the other hand, almost 20 percent of households are individuals 65 and older living alone.

These demographics suggest that with an older population, smaller household sizes, and a notable share of older residents living alone, the city will see demand for smaller, accessible housing units in the coming years, with easy walkable access to medical care and amenities.

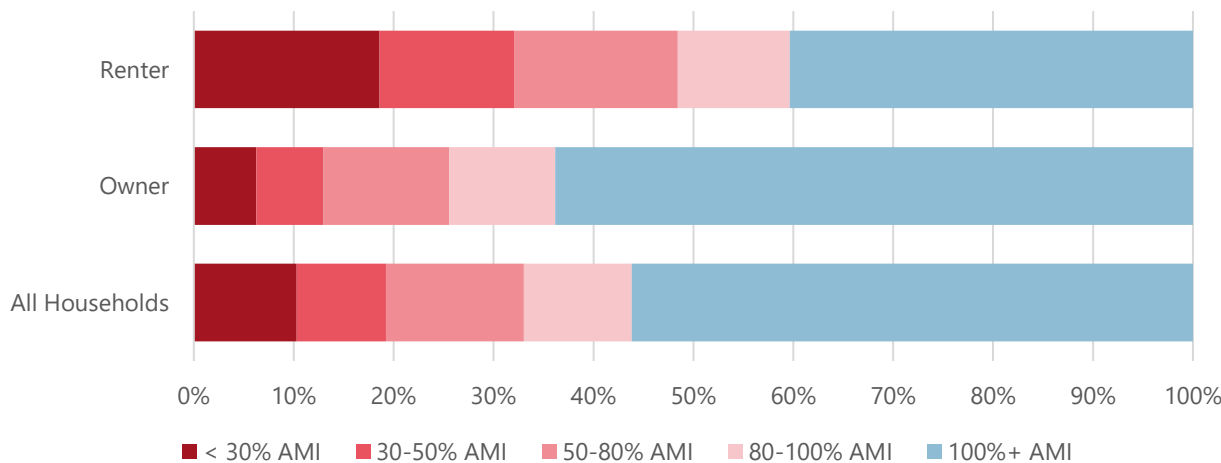
Figure 3. Age Distribution in Anacortes and Skagit County, 2022



Source: 2022 American Community Survey 5-Year Estimates, Table B01001

Median incomes in Anacortes are higher than Skagit County overall, and have increased by nearly 50 percent over the past decade. Currently, the median household income in Anacortes is about \$87,000. Family households earn about twice as much than non-family households, showing that most family households have two income earners. About one-third of Anacortes households earn less than 80 percent of the area median income (AMI). Renter households in the city earn less than homeowners, with about half of renter households earning less than 80 percent AMI, as shown below in Figure 4. Although Anacortes has a lower share of residents living below the poverty line than Skagit County, about nine percent of residents under 35 are under the poverty level in the city. Overall, this income data shows that Anacortes is relatively wealthy, but still has a significant need for lower-income housing, particularly for renters.

Figure 4. Anacortes Household Income by Tenure, 2020

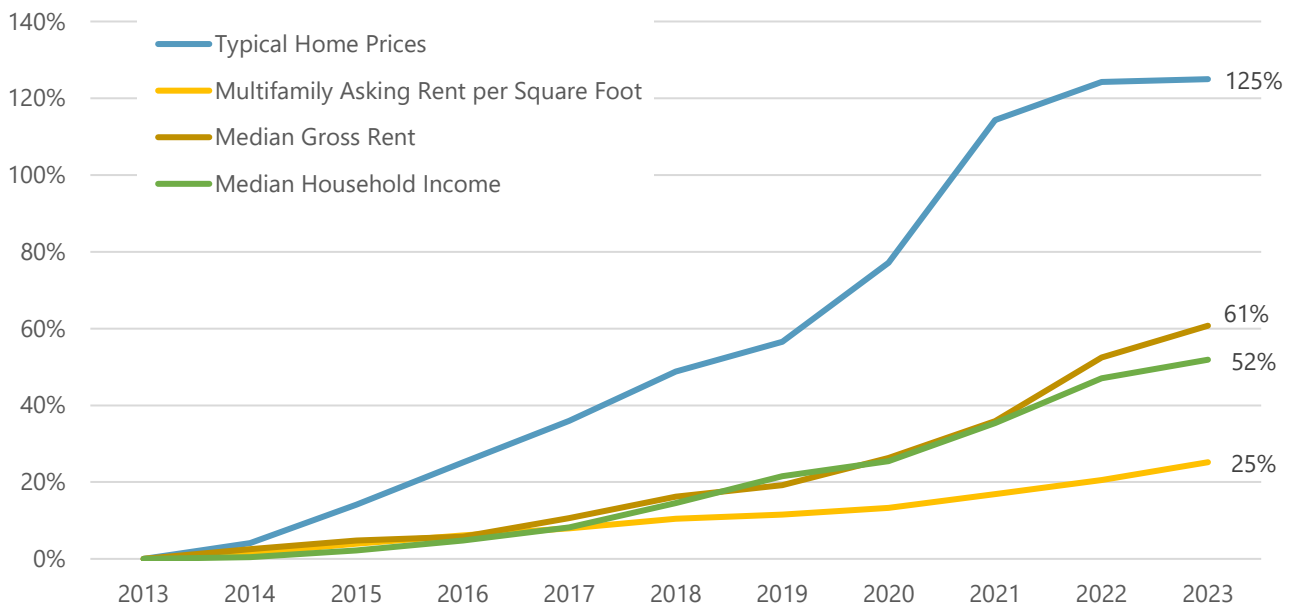


Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

## Housing Affordability

Since 2013, home values in Anacortes have increased by an average of eight percent annually. Over the past decade, the typical home price has increased by 125 percent while the median household income increased by 52 percent, as shown below in Figure 5. Rents have increased slightly more rapidly than incomes, although rents in multifamily buildings have increased more slowly than rents overall (which includes both apartments and rental houses). This slower rate of growth in rents may be driven by some subsidized multifamily rental units in the city that have below-market rents. Overall, housing the city has become less affordable, particularly since the COVID-19 pandemic. Continuing to produce sufficient multifamily housing, including subsidized rental housing, as well as increasing opportunities for attainable homeownership could help households that are increasingly priced out of the market.

**Figure 5. Cumulative Growth of Housing Costs and Incomes in Anacortes, 2013-2023**



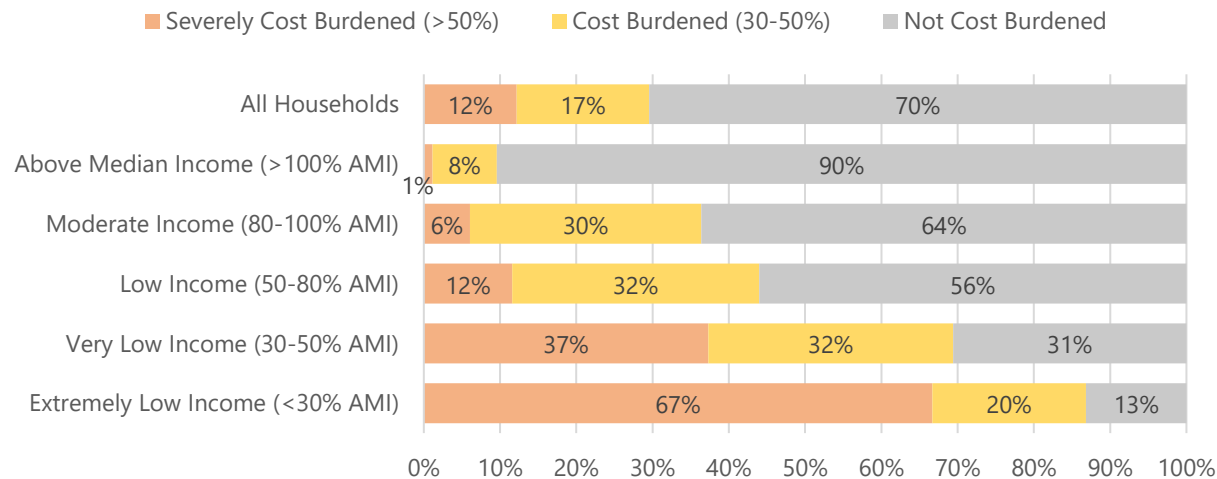
Sources: Zillow Home Value Index; CoStar; US Census Bureau 5-Year ACS, Tables S1901 & B25064.

In Anacortes, about 30 percent of households are considered cost-burdened. Cost-burden is higher for rental households – almost half of renter households are cost-burdened, compared to one in four owner-occupied households. As shown in Figure 6, more than 60 percent of all households earning less than 80 percent AMI are considered cost-burdened. For very low and extremely low income households, more than three-fourths are considered cost-burdened. This data shows a need for affordable housing at all levels, but primarily for households earning less than 50 percent AMI, which is unlikely to be provided without subsidy. HUD data shows that about 40 percent of senior households in Anacortes earn less than 80 percent AMI, an increase from 33 percent in 2018. This shows a specific need for subsidized affordable housing for the city's older population.

### Cost Burden

The U.S. Department of Housing and Urban Development uses a measurement of "cost burden" to further determine which subset of a community's residents are most in need of housing support or most at risk of displacement or housing hardship. A household is considered to be "cost-burdened" if they spend more than 30% of their monthly income on housing costs (including rent and utilities). A "severely cost-burdened" household spends more than 50% of their monthly income on housing costs.

Figure 6. Cost Burden Status by Household Income Level in Anacortes, 2020

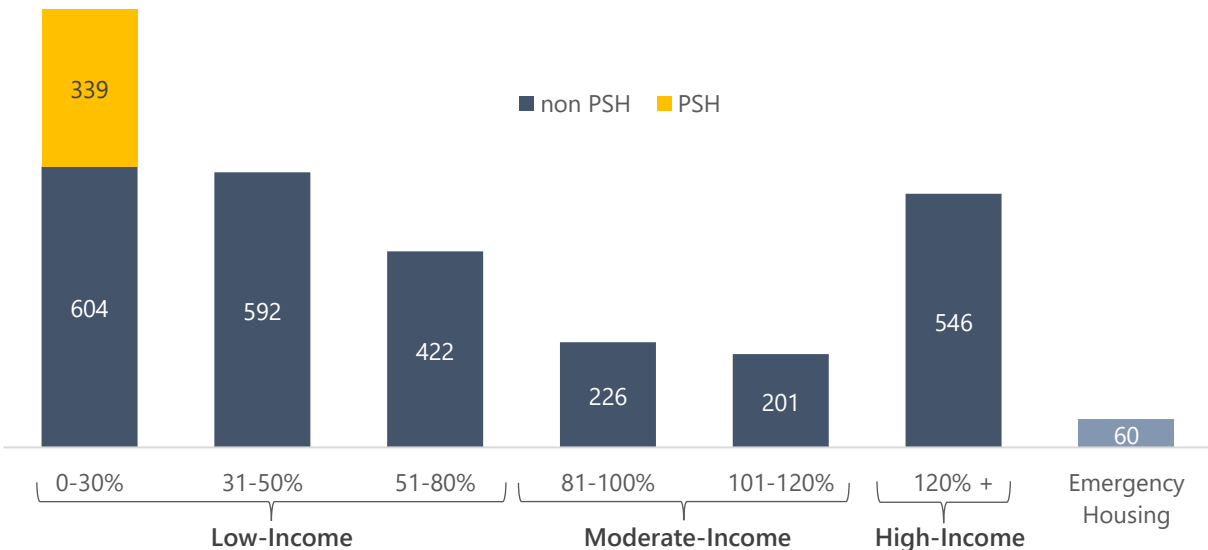


Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

### Housing Needs by Income Band

As part of the 2045 Comprehensive Plan, Anacortes must plan to accommodate housing unit targets broken down by what income band the units can serve. These targets were developed at the countywide level using the Washington Department of Commerce’s Housing for All Planning Tool (HAPT), which generates housing unit targets by income band designed to accommodate new residents, house existing residents experiencing homelessness, and alleviate renter cost-burden. Skagit County’s Growth Management Act Steering Committee (GMASC) then allocated the countywide targets to jurisdictions. These targets show that Anacortes must show capacity for 2,942 new units between 2020 and 2045, broken down by income band (as a percentage of AMI) as shown below. The majority of Anacortes’ 2045 net new housing unit target falls in income bands below 80 percent AMI – 1,957 of the total 2,942 units, or 67 percent.

Figure 7. Net New Housing Units Needed in Anacortes, 2020-2045



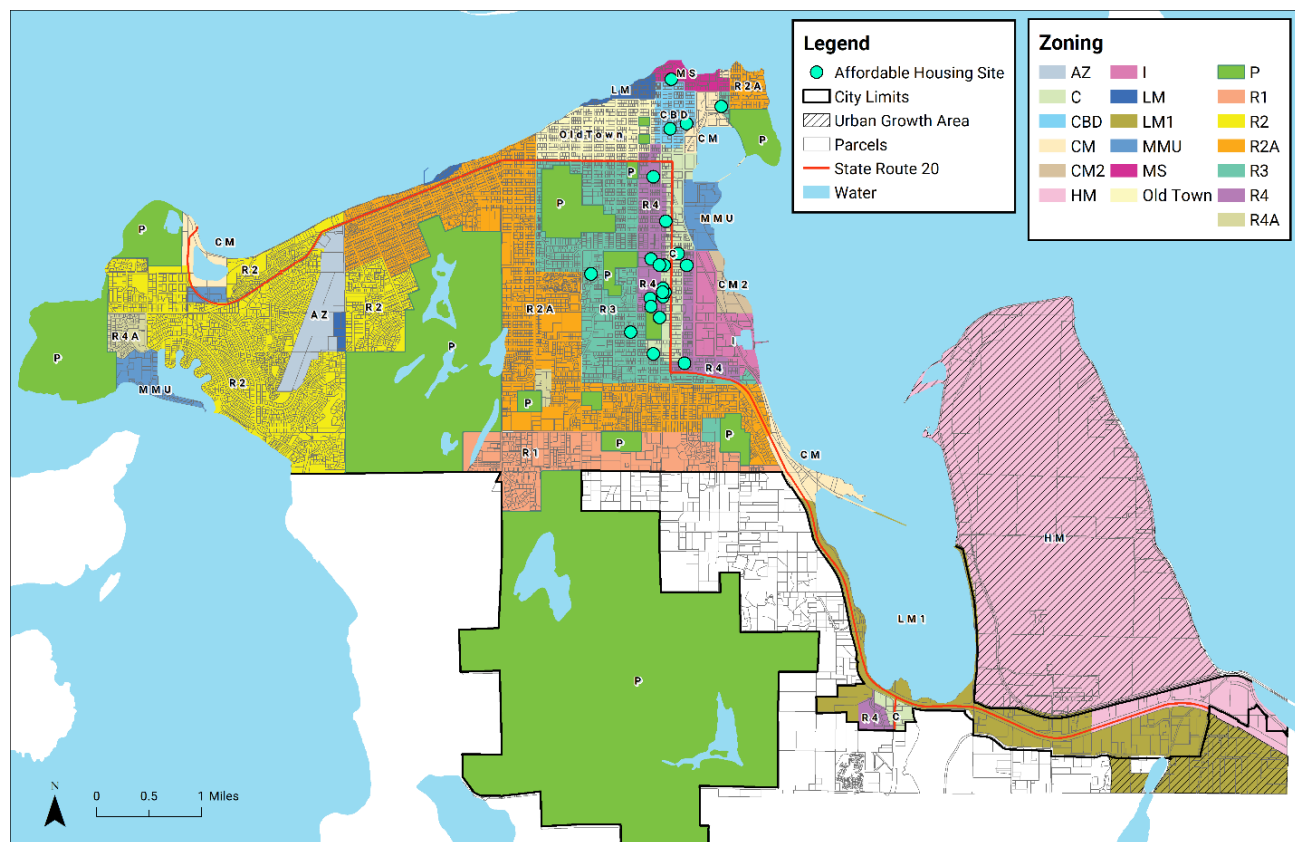
Source: Skagit County Growth Management Act Steering Committee, Revised Targets 9-18-2024

The Land Capacity Analysis completed in November 2024 as part of the current Comprehensive Plan update shows that Anacortes has sufficient capacity under current zoning to accommodate these units at each income band. However, the analysis found only a small surplus capacity of 61 units to serve low-income (0-80 percent AML) households. The City-owned parcels in Sharpe's Corner were not considered to have development potential in that analysis, since publicly owned parcels were excluded in the Land Capacity Analysis methodology. Therefore, the city's capacity to meet its Comprehensive Plan housing targets would not be affected by land use changes on these parcels.

## Existing Subsidized Housing

Currently, there are 387 subsidized affordable housing units in Anacortes, including those under construction. Nearly three-quarters of these units are primarily operated by two nonprofits, the Anacortes Housing Authority and Anacortes Family Center, with an additional 111 units operated privately. The map below shows the locations of existing affordable housing in Anacortes, which is heavily concentrated in the northeastern part of the city, particularly along the Commercial Avenue corridor and near Island Hospital. This provides good access to commercial and medical services and most of the city's schools, particularly for those who don't have access to a car. Most of the affordable housing properties are zoned R3, R4, C, or CBD. These zones allow for multifamily buildings, which comprise most of the affordable developments in the city, along with a handful of townhouse, duplex, and single-family buildings. According to AHA, several hundred people are on their waiting list, and the majority of demand is for senior units and one-bedroom units, with a 1-2 year wait. There are shorter waits for two-bedroom and larger units. This correlates with the Census data discussed above which showed the prevalence of smaller households, older residents, and specifically older residents living alone, as well as the comparatively smaller incomes of one-person households.

**Figure 8. Existing Affordable Housing Locations in Anacortes, 2022**



Source: City of Anacortes

## Key Takeaways: Demographic Trends and Housing Needs

- Anacortes' population is expected to grow by **4,988 residents by 2045**, slightly slower than the growth rate in the past 20 years but still a consistent rate of growth, in a geographically constrained area.
- The city's demographics suggest that with an older population, smaller household sizes, and a notable share of older residents living alone, Anacortes will see demand for **smaller, accessible housing units** in the coming years, with easy walkable access to medical care and amenities.
- Although Anacortes is relatively wealthy, there is still a **significant need for lower-income housing**, particularly for renters, seniors, and households earning less than 50 percent AMI.
- Housing costs have risen **faster than incomes** over the past decade, especially for ownership housing. Continuing to produce sufficient multifamily housing, including subsidized housing, as well as increasing opportunities for attainable homeownership could help households that are increasingly priced out of the market.
- The majority of Anacortes' 2045 net new housing unit target set by the Department of Commerce falls in income bands below 80 percent AMI – **1,957 of the total 2,942 units**, or 67 percent.
- Anacortes currently has **387 subsidized affordable housing units**, concentrated along the Commercial Avenue Corridor. The Anacortes Housing Authority reports several hundred people are on their waiting list, and the majority of demand is for senior units and one-bedroom units, with a 1-2 year wait.

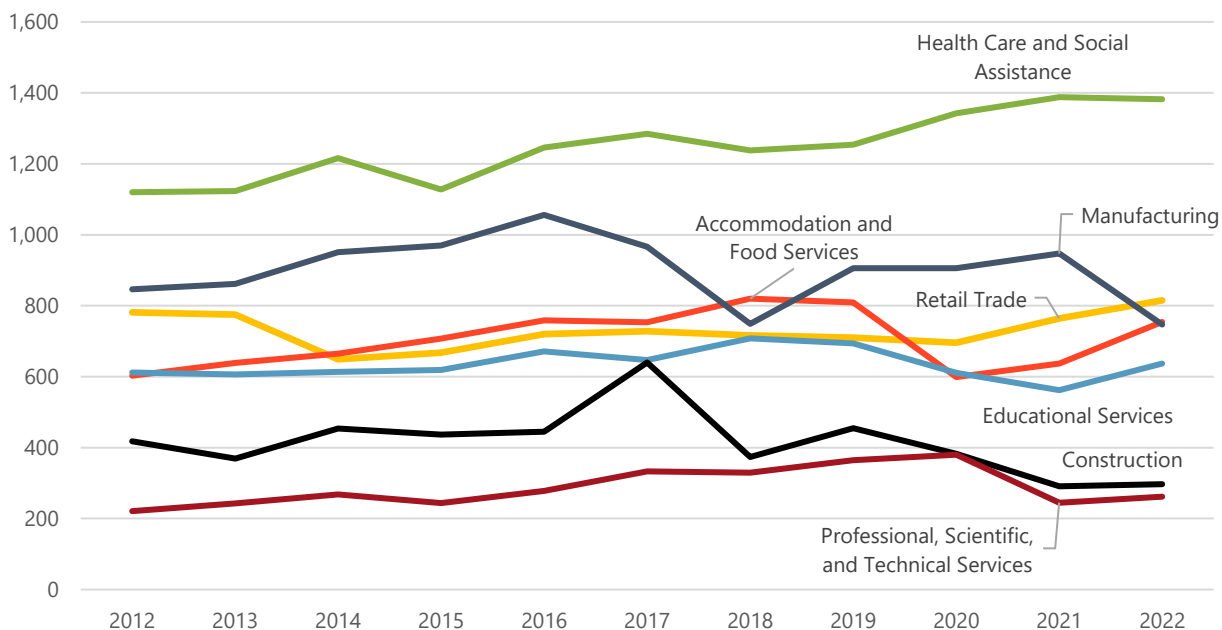
## Local Industries and Trends

This section contains key data on Anacortes' local industries and trends, which can help inform potential commercial uses of the Sharpe's Corner site, as well as identify potential housing needs for employees based on expected future employment trends in Anacortes and the region.

### Top Industries and Job Locations

Figure 9 below shows employment in Anacortes' major job sectors over the past decade. Anacortes' top five industries are health care, retail, accommodation and food services, manufacturing, and educational services. The city has a particularly large presence of health care and accommodation and food services relative to the county and state. Over the past decade, health care has remained the major employment sector, increasing by 23 percent since 2012. Retail, education, and accommodation/food service (notwithstanding a dip during the COVID-19 pandemic) have remained relatively consistent, while manufacturing and construction have been more volatile, with overall declines of 12 percent in manufacturing and 23 percent in construction employment since 2012.

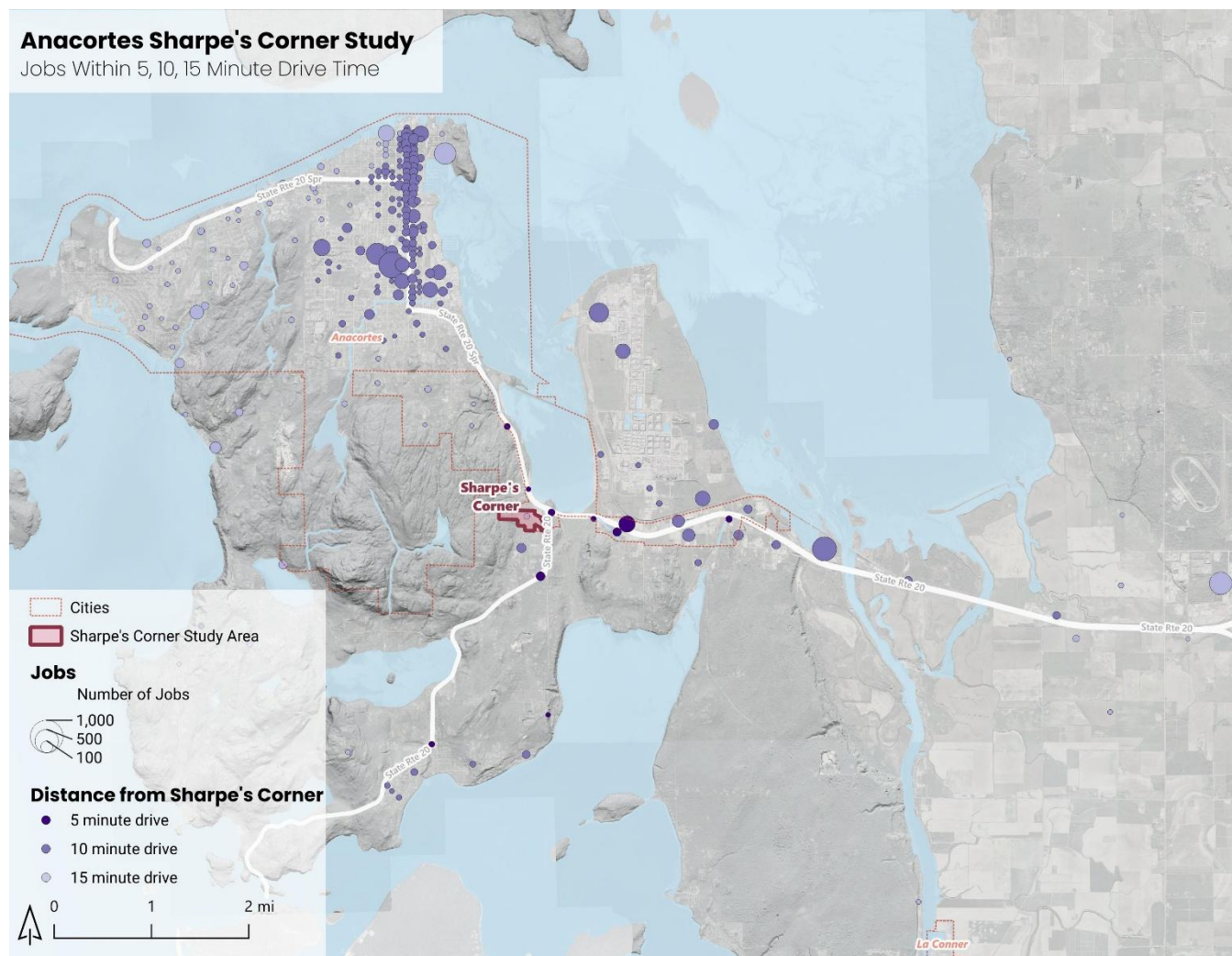
**Figure 9. Employment by Selected Major Sectors in Anacortes, 2012-2022**



Source: U.S. Census Bureau Longitudinal Employer Household Dynamics (LEHD) via Census OnTheMap

The map below in Figure 10 shows jobs near the Sharpe's Corner site based on drive time. Within a 5-minute drive, there are about 350 jobs. More notably, there are nearly 7,000 jobs within a 10-minute drive of the site, including 300-400 jobs at the refineries. From the perspective of housing development on the site, this shows the potential to serve a wide variety of local employees across various sectors.

Figure 10. Job Locations Near Sharpe's Corner

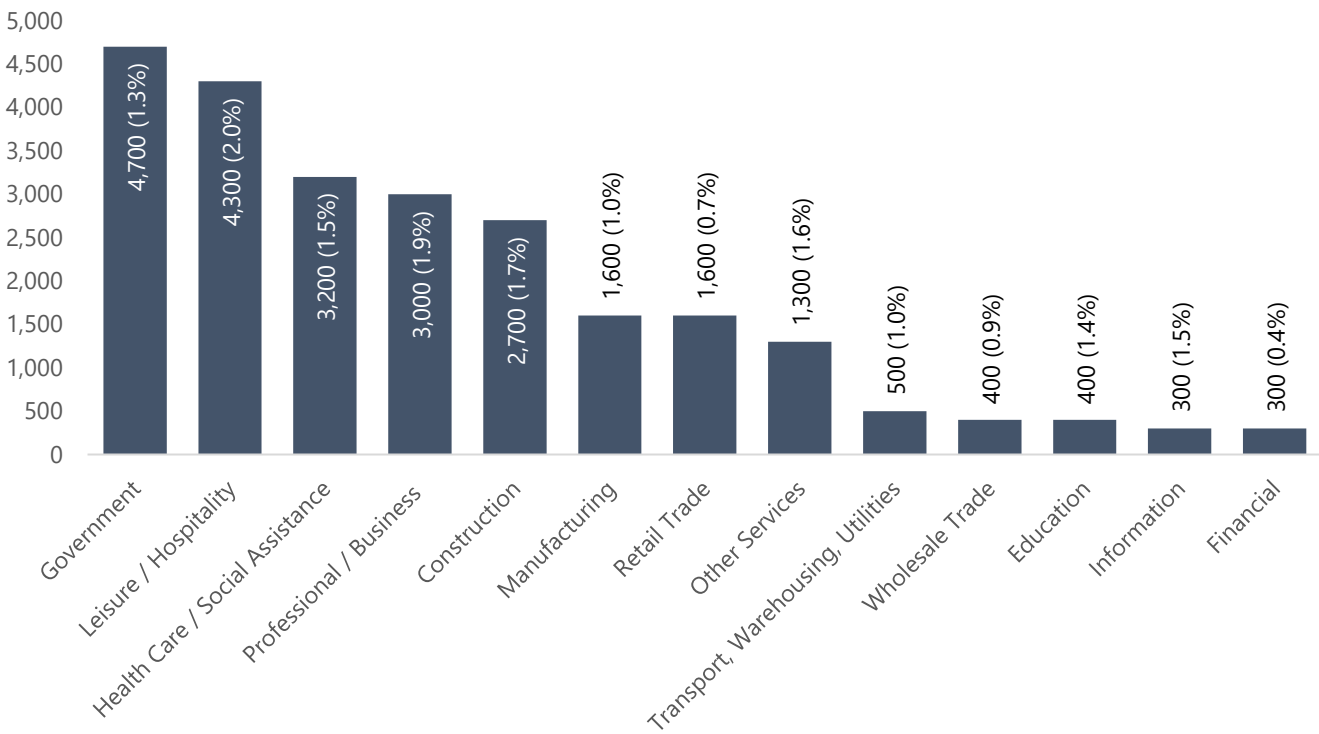


Source: Longitudinal Employer-Household Dynamics (LEHD), via Census OnTheMap

## Employment Projections and Land Needs

Figure 11 below shows the Washington Employment Security Department's projections for employment in the Northwest Washington Workforce Development Area, which includes Whatcom and Skagit Counties. Although this is a large geographic area, it gives an indication of general regional trends in comparison with Anacortes' main job sectors. Hospitality and health care are projected to see significant growth regionally, and both are major sectors in Anacortes which pay relatively low wages, as seen previously. This reinforces the potential need for housing affordable to middle-income earners in the city.

**Figure 11. Northwest Washington Workforce Development Area (Whatcom and Skagit Counties) Net New Job Projections by Industry, 2022-2032**



Source: Washington Employment Security Department

## Skagit County Comprehensive Economic Development Strategy

The Skagit County Council of Governments (SCOG) adopted a Comprehensive Economic Development Strategy (CEDS) in 2024. This document discusses major regional economic development trends and considerations. Several of the key takeaways from the CEDS are below:

**Skagit is more closely tied to international economic cycles.** Evidence for this linkage includes the very high employment concentrations for agriculture and manufacturing jobs in the County compared to the region and state; the high percentage of GDP tied to manufacturing; and the volatility of GDP that corresponded to global economic volatility.

**Puget Sound economic ties are strong, but not determinant.** Population growth in Skagit generally tracks the central Puget Sound region, but not always. In the early 1990s Skagit's growth was in line or higher than central Puget Sound growth rates, but in recent years Skagit's growth has been lower than King and Snohomish counties. Although the economy is linked to a larger region, the correlation is not fixed.

**Skagit's retail sector is a magnet and is tied to inter-regional tourism.** The outlet stores in Burlington have long attracted visitors from north and south, including Canadians. Skagit's attractive cities and rural areas bring in visitors from the greater Seattle region throughout the year. Tourism

*dollars are export dollars, which are required to grow an economy. Inter-regional US tourism for Skagit is particularly resilient, in that it is less affected by national and global economic trends, and those industries compete more with entertainment and other tourist destinations.*

In relation to Anacortes and Sharpe's Corner more specifically, the ties to international economic cycles likely apply to the refineries on March Point, an important player in the city's economic landscape. The potential for increased domestic fossil fuel activity in the coming years may also affect the local refineries. The prevalence of manufacturing in the county may also signal the potential for nonresidential uses of this site, as discussed further below under "Real Estate Analysis." Finally, the retail and tourism sector findings are also relevant in relation to the likely continued need for moderate-income housing in Anacortes in the coming years.

## Key Takeaways: Local Industries and Trends

- Anacortes has a large presence of **health care, accommodation, and food service jobs**, as well as an employment center at the March Point **refineries**. Health care employment has increased 23 percent since 2012, whereas manufacturing and construction have declined over the same period.
- Many of Anacortes' top employment sectors pay **relatively low wages** compared to the countywide average, particularly retail and food/accommodation. Health care jobs have a wide range of salaries, while manufacturing jobs in the city pay relatively well. This shows an overall need for workforce housing in the city.
- The **government, hospitality, and health care** sectors are all projected to grow in Northwest Washington in the coming decade.
- Skagit County's economy is tied to the Puget Sound region, particularly in terms of regional tourism, but the manufacturing and industrial sectors are more closely tied to international economic cycles.

# Real Estate Analysis

Understanding the current market conditions is central to assessing the potential feasibility of housing on the Sharpe’s Corner site, or on other publicly-owned land in Anacortes. Throughout the region, high construction costs and interest rates have impacted the feasibility of various types of development, including housing. However, changes in rent, interest rates, and the availability of gap financing have the potential to improve the outlook for new development. This section evaluates the current conditions in Anacortes, including rents, home prices, and vacancy rates.

Alternatively, if this land is not suitable for housing, the City could choose to sell it and use the proceeds from the sale to help support affordable housing development elsewhere in Anacortes. This section includes an analysis of the commercial real estate market in Anacortes, focusing on the demand for retail and industrial space. This analysis includes a summary of recent developments, vacancy rates, and commercial land values.

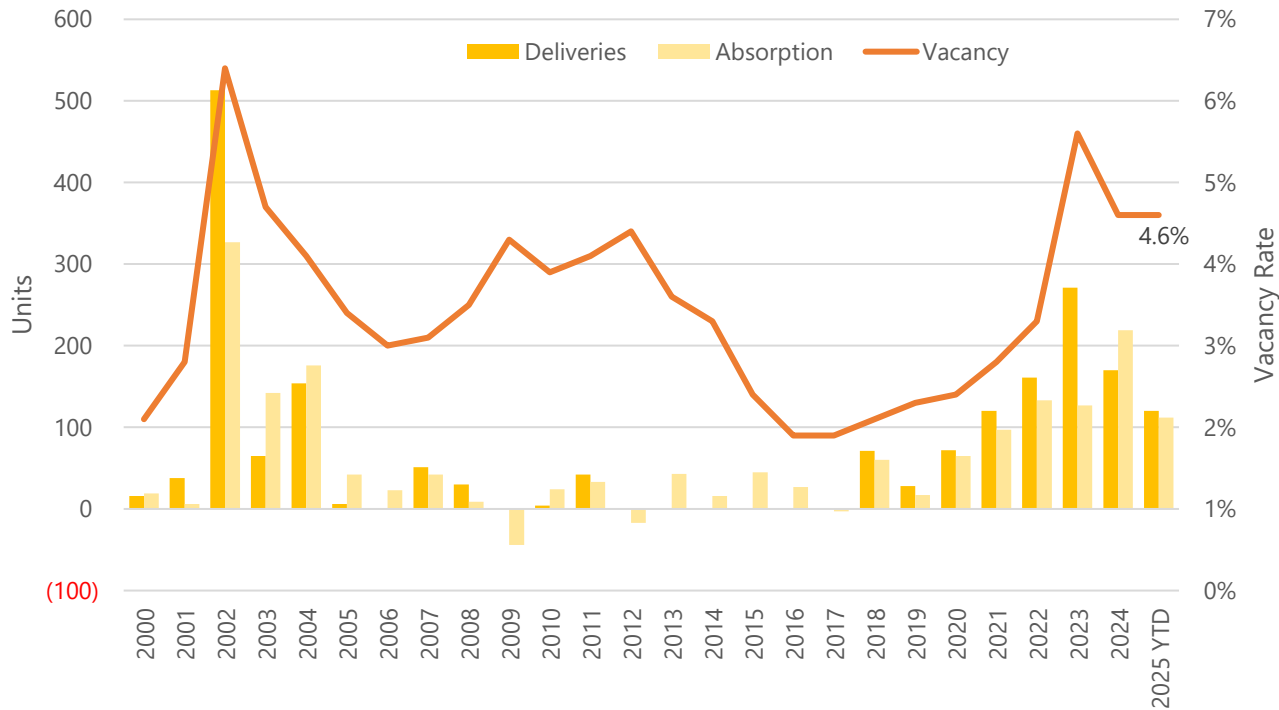
## Housing

Anacortes identified housing, particularly affordable housing, as an important need in the community and committed to assessing potential opportunities to build housing on city-owned land. This section includes an analysis of multifamily rental housing as well as single family ownership housing in Anacortes.

### Multifamily

New multifamily housing construction picked up in 2018, after roughly a decade of extremely limited building. Since then, the vacancy rate has reached nearly five percent, indicating a relatively balanced market where demand just slightly outweighs supply.

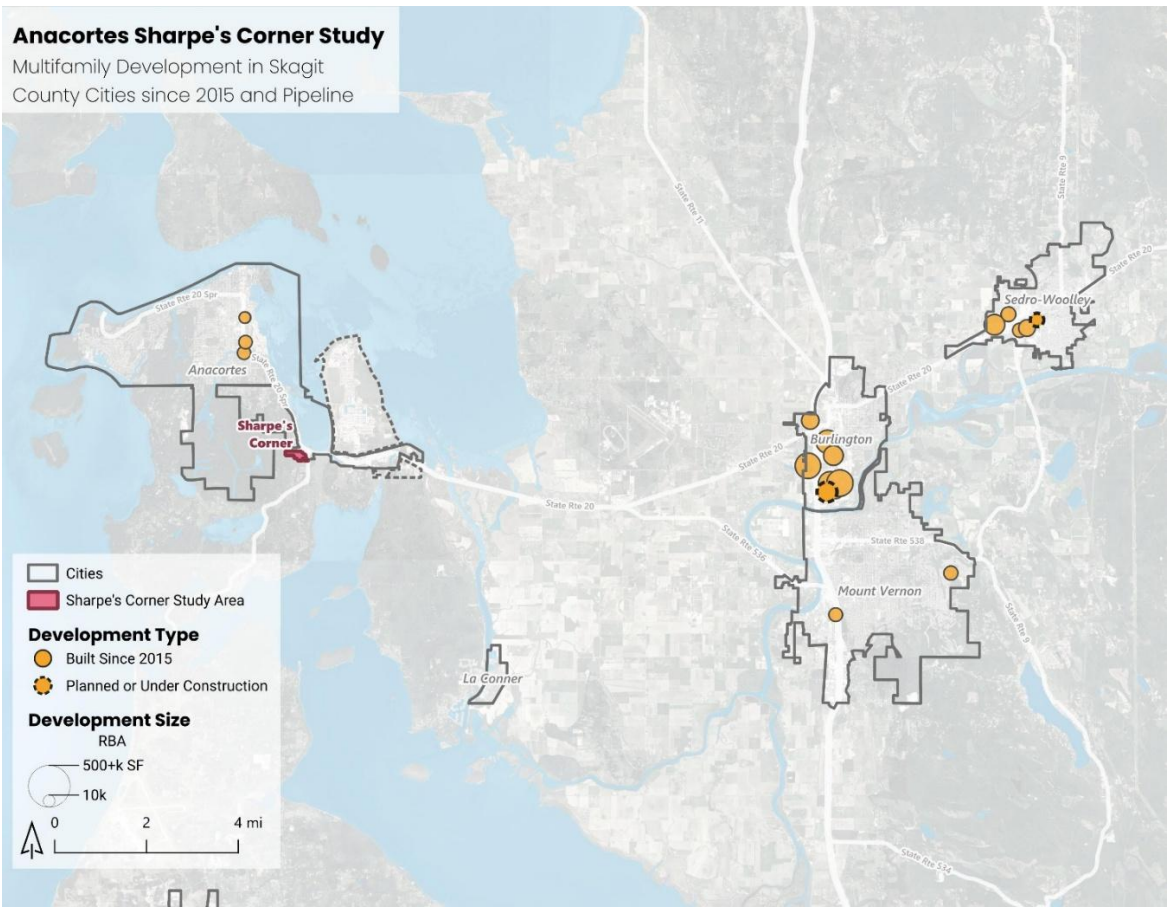
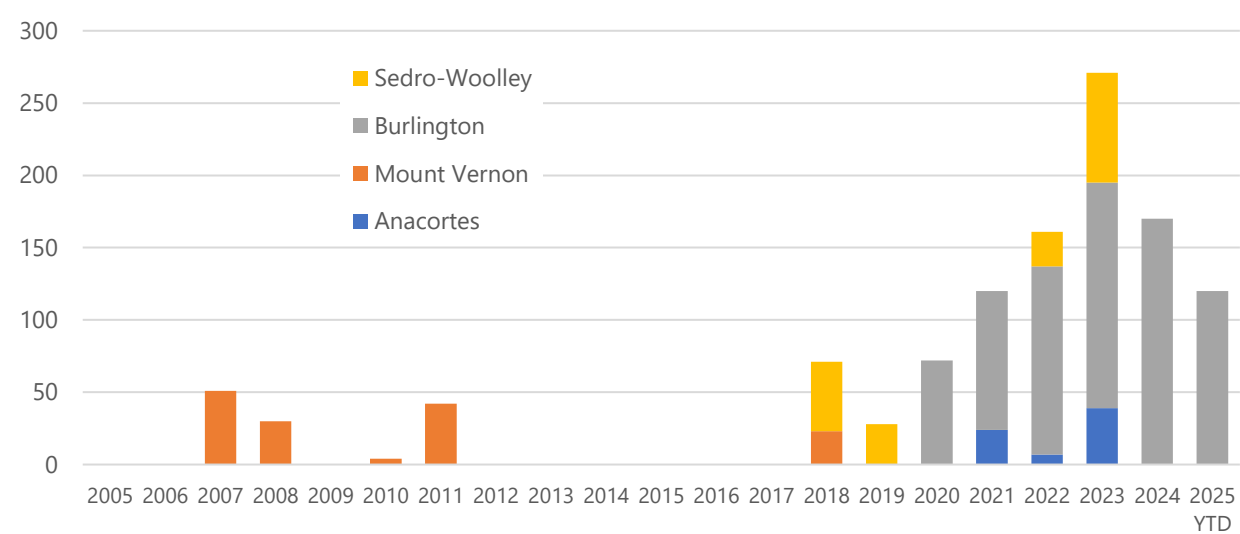
Figure 12. Multifamily Deliveries, Absorption, and Vacancy in Skagit County



Source: CoStar.

Between 2020 and 2025, 81 percent of the multifamily rental housing units built in Skagit County were located in Burlington. Just eight percent of new units were in Anacortes and 11 percent were in Sedro-Woolley. Prior to the Great Recession, multifamily construction in Skagit County was concentrated in Mount Vernon.

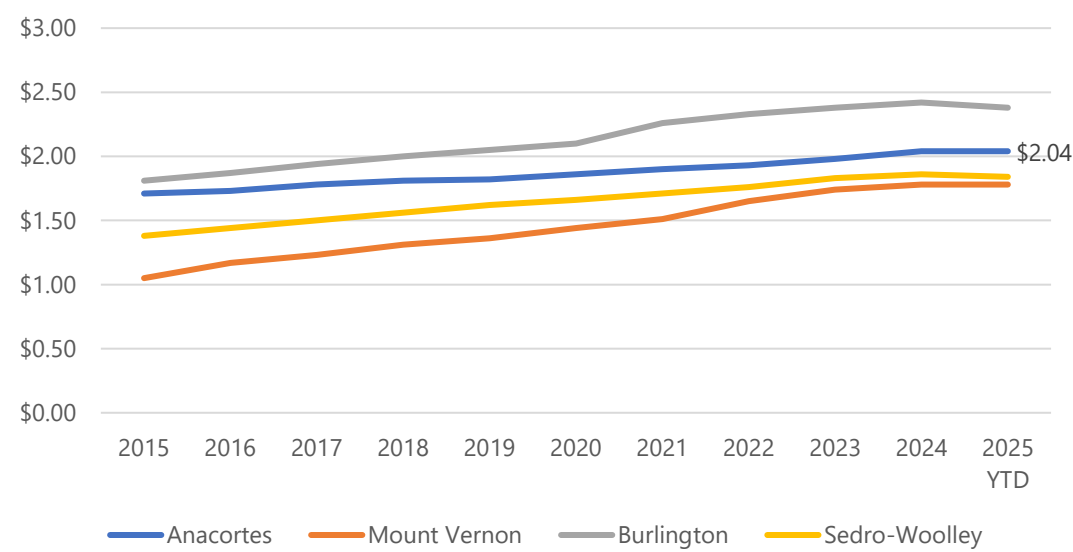
**Figure 13. New Multifamily Units in Skagit County Cities, 2005-2025**



Source: CoStar.

When senior housing is excluded, the market asking rent per square foot in Anacortes is lower than in Burlington, where recent multifamily construction has been concentrated. Rent is typically higher where apartments are proximate to amenities and services, as in downtown Anacortes and along the Commercial Street corridor. The Sharpe’s Corner site is relatively remote, lacking the walkable amenities that support rent premiums.

**Figure 14. Multifamily Asking Rent in Skagit County Cities**

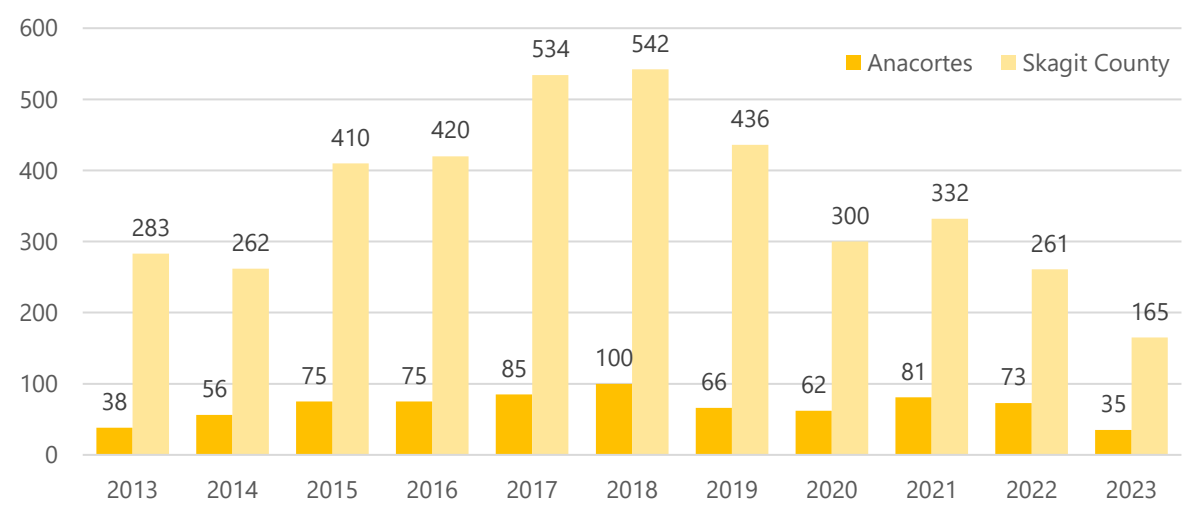


Source: CoStar.

### Single Family Homes

Between 2013 and 2023, 746 single family homes were permitted in Anacortes, 19 percent of the nearly 4,000 single family homes permitted in Skagit County. In Anacortes, 2018 was the busiest year for single family home permitting with 100 homes permitted. In 2023, just 35 homes were permitted.

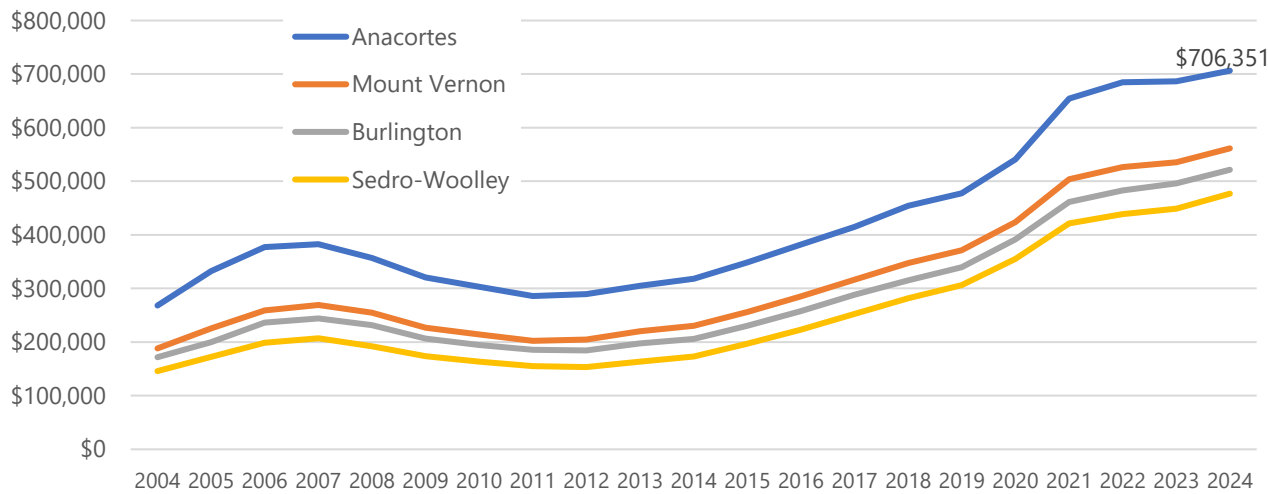
**Figure 15. Single Family Homes Permitted, 2013-2023**



Source: US Census Bureau SOCDS Building Permit Database.

Figure 16 below shows the typical home price over time for Anacortes, Mount Vernon, Burlington, and Sedro-Woolley based on the Zillow Home Value Index (ZHVI). The ZHVI reflects the typical value for homes in the 35th to 65th percentile range, meaning these are not the cheapest nor the most expensive homes on market. The typical home in Anacortes is currently over \$700,000 compared with less than \$600,000 in the comparison cities. Since 2004, the value of the typical home in Anacortes has increased by 163 percent (an average of five percent per year).

**Figure 16. Typical Home Prices in Select Skagit County Cities, 2004-2024**



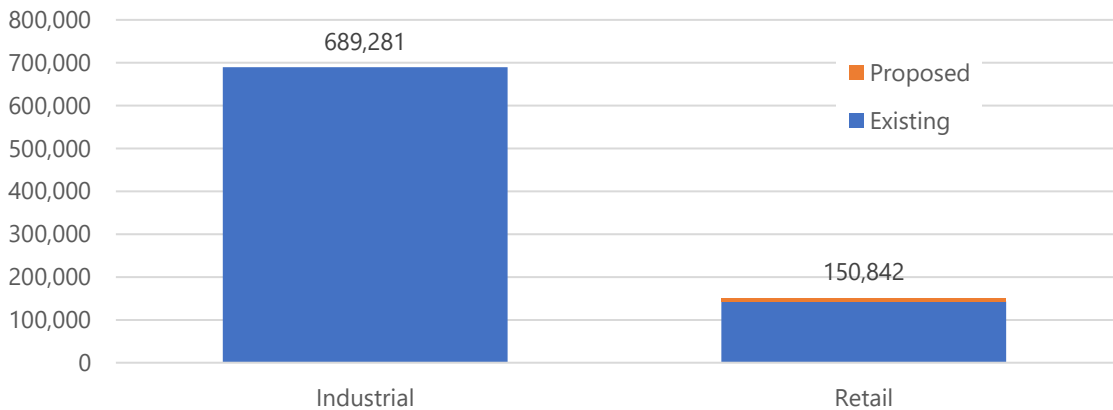
Source: Zillow Home Value Index (ZHVI). Data as of December of each year.

## Commercial

While the City's priority is housing, there could be an opportunity to sell publicly owned land for commercial development, while using the funds to support affordable housing elsewhere in the City. This section includes an analysis of the commercial market in Anacortes to determine potential opportunities.

Between 2014 and January 2025, nearly 700,000 square feet of industrial space and 143,000 square feet of retail space was built in Skagit County. An additional 8,000 square feet of retail space is proposed.

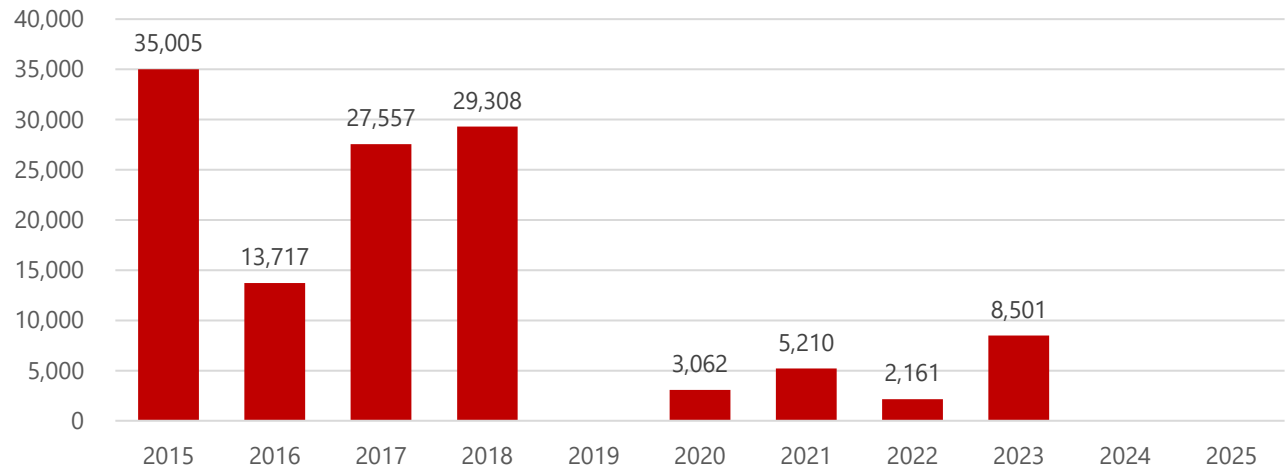
**Figure 17. Industrial and Retail Development in Skagit County, 2014-2025**



Source: CoStar.

Most of the new retail space in Skagit County built over the last decade was completed between 2015 and 2018. There were no retail deliveries in 2024, and there are not expected to be any in 2025. The newest retail property in the county is the Starbucks in Sedro-Woolley located at 1102 State Route 20. In Anacortes, the newest retail property is the nearly 30,000 square foot Anacortes Professional Center, at 301 Commercial Avenue.

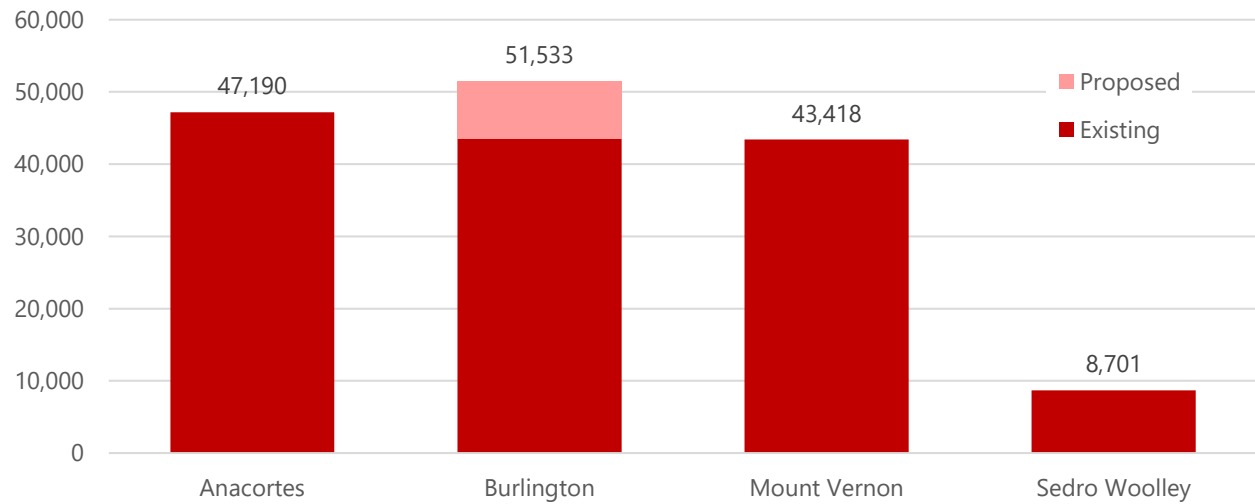
Figure 18. Skagit County Retail Development, 2015-2025



Source: CoStar.

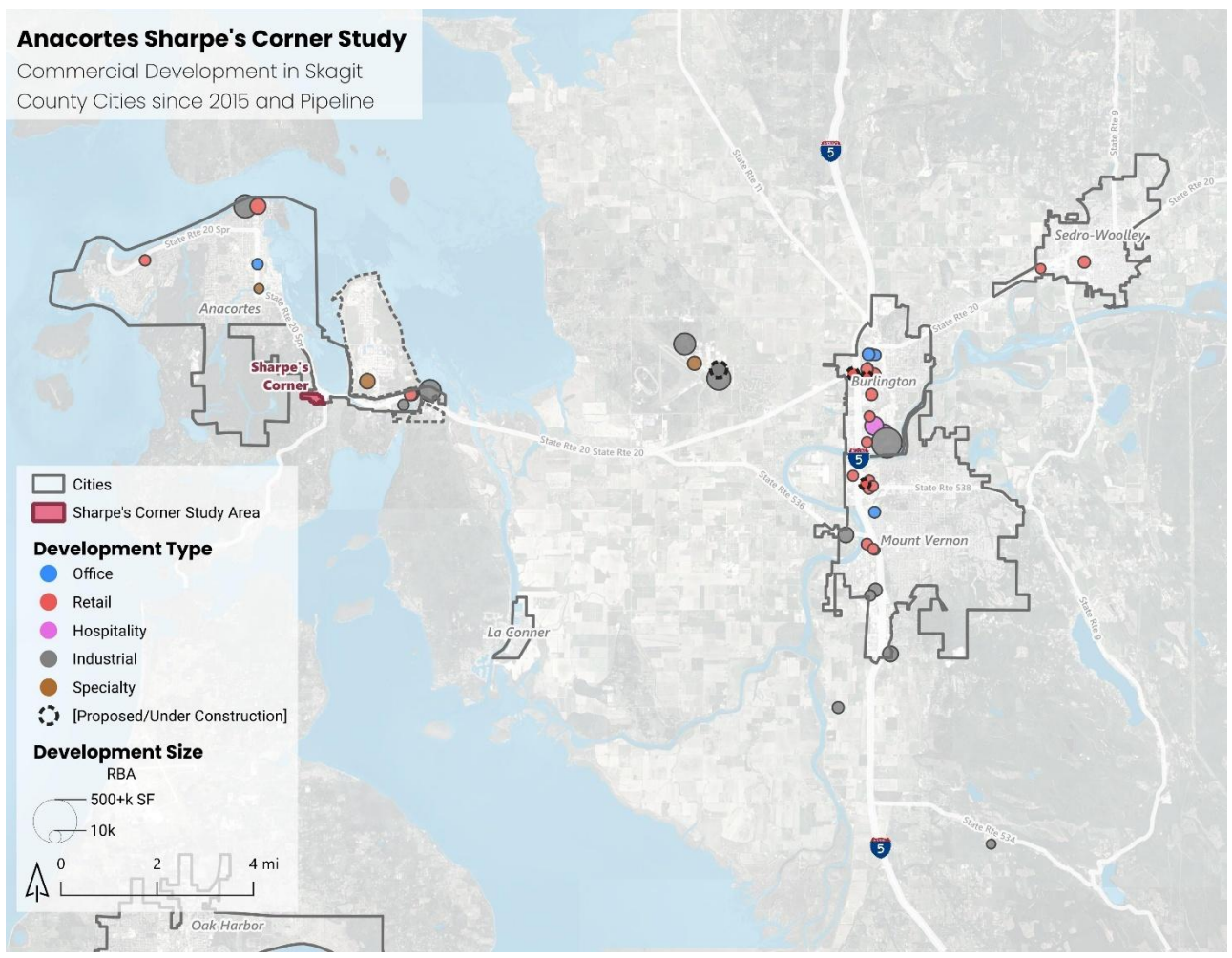
New retail space in Skagit County is concentrated in Anacortes, Burlington, and Mount Vernon. The proposed new retail space is a new 8,000 square foot pad (Pad 10) at the Haggen-anchored center in Burlington.

Figure 19. Retail Development by City in Skagit County, 2014-2025



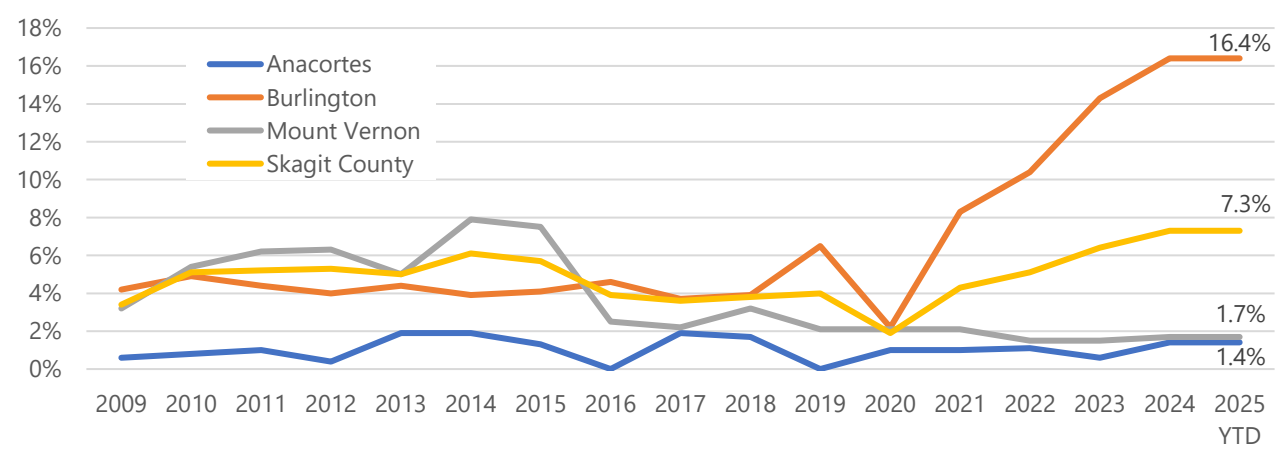
Source: CoStar.

As shown below, most retail and hospitality development in the county has been concentrated along I-5 in the past decade. However, there is a cluster of recent industrial development along March Point Road in Anacortes, near the refinery and the Sharpe's Corner study area.



While new construction activity in Burlington has pushed the retail vacancy rate up countywide, retail vacancy in Anacortes and Mount Vernon is below two percent. As the new retail space in Burlington is absorbed, there may be opportunities for additional retail space in the county.

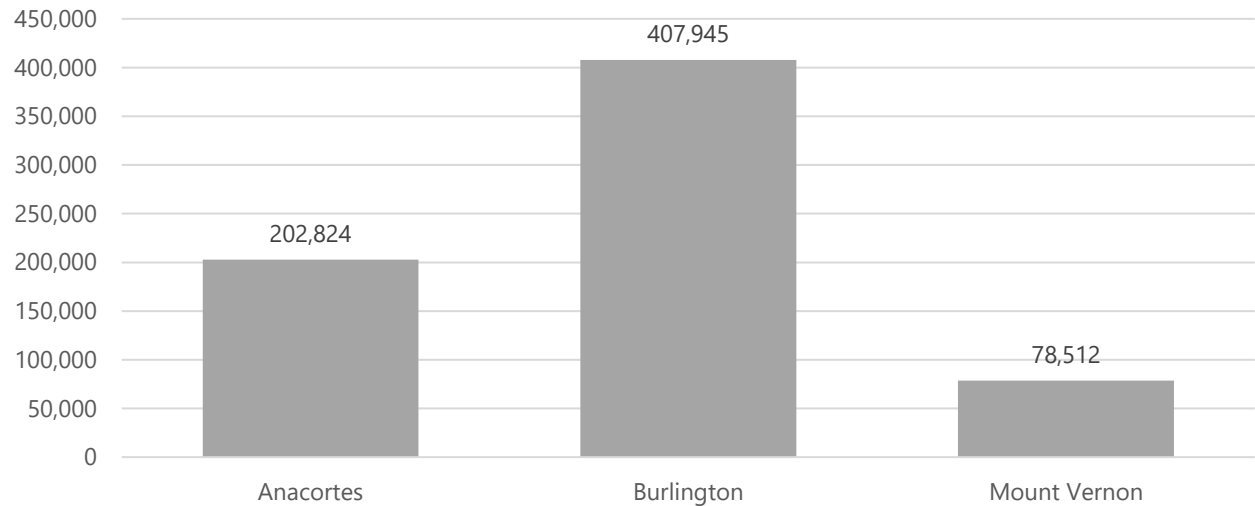
Figure 20. Retail Vacancy Rate in Skagit County and Select Cities, 2009-2025



Source: CoStar.

Over the past decade, industrial development has been concentrated in Burlington. The largest new development in Anacortes is the 100,000 square foot industrial building on 4<sup>th</sup> Street, which is occupied by Trident Seafoods. The other three industrial properties completed in the city over this period are located in Whitmarsh Junction, just east of the Sharpe's Corner site. Industrial space in Anacortes is driven by access to the waterways and the oil refinery. There could be an opportunity to leverage the Sharpe's corner site's proximity to the oil refinery and other industrial developments by building complementary uses.

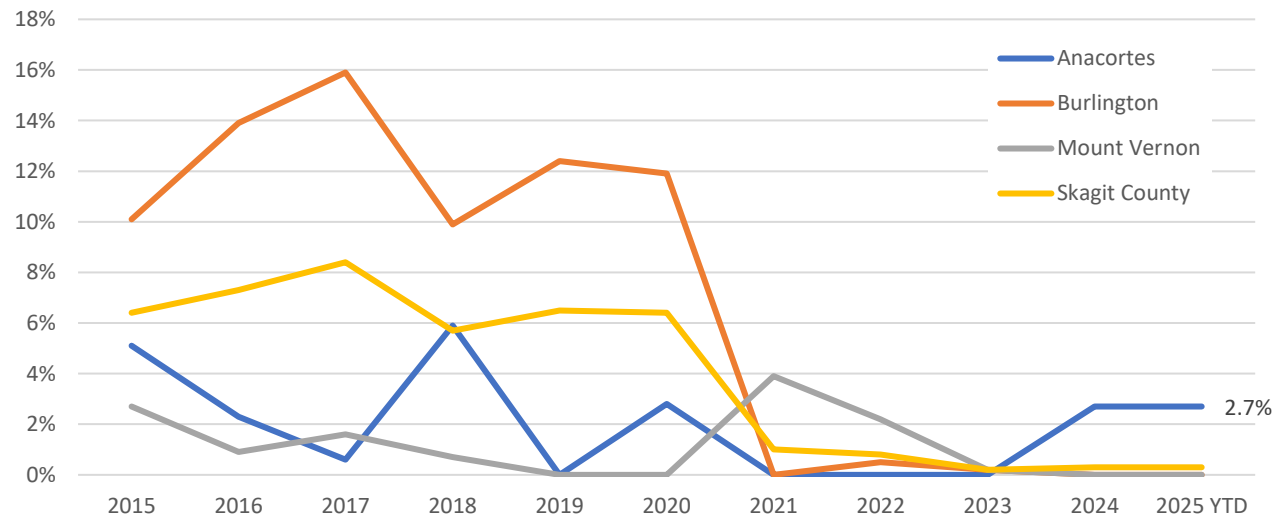
Figure 21. Industrial Development by City, 2014-2025



Source: CoStar.

The industrial vacancy rate is extremely low across Skagit County. Anacortes has the highest industrial vacancy rate at just under three percent, but this is lower than what would typically be found in a balanced market. This indicates continued strong demand for industrial space countywide.

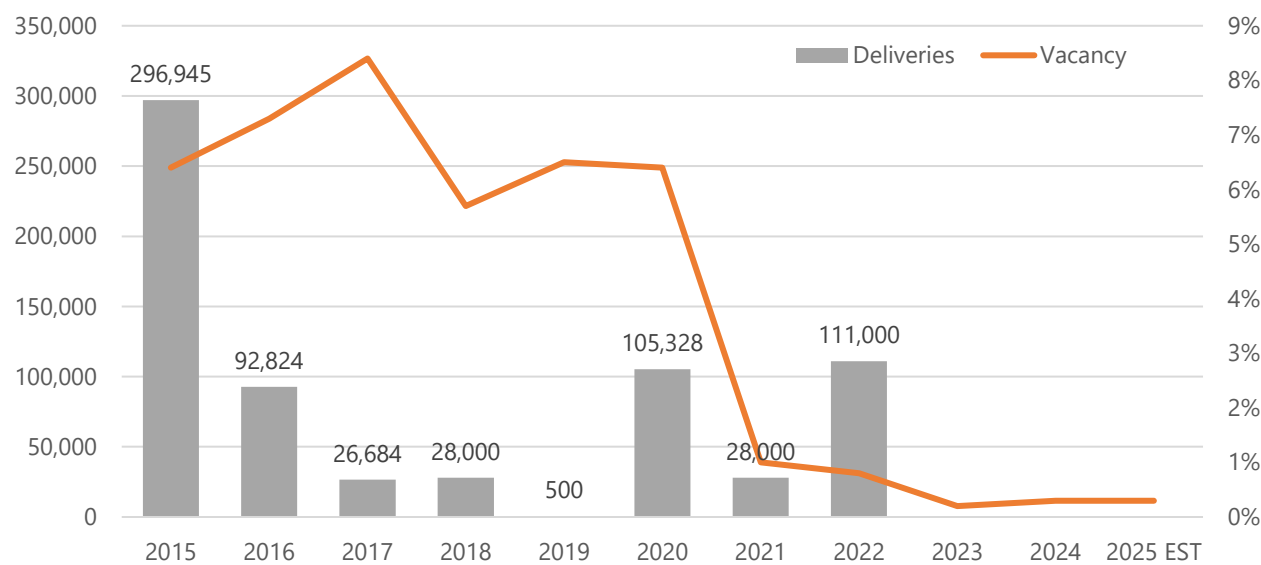
Figure 22. Industrial Vacancy Rate in Skagit County and Select Cities



Source: CoStar.

No new industrial space has been built in Skagit County since 2022. The lack of new supply has led to a significant decrease in the countywide vacancy rate. There is no new industrial space currently proposed or under construction in the County.

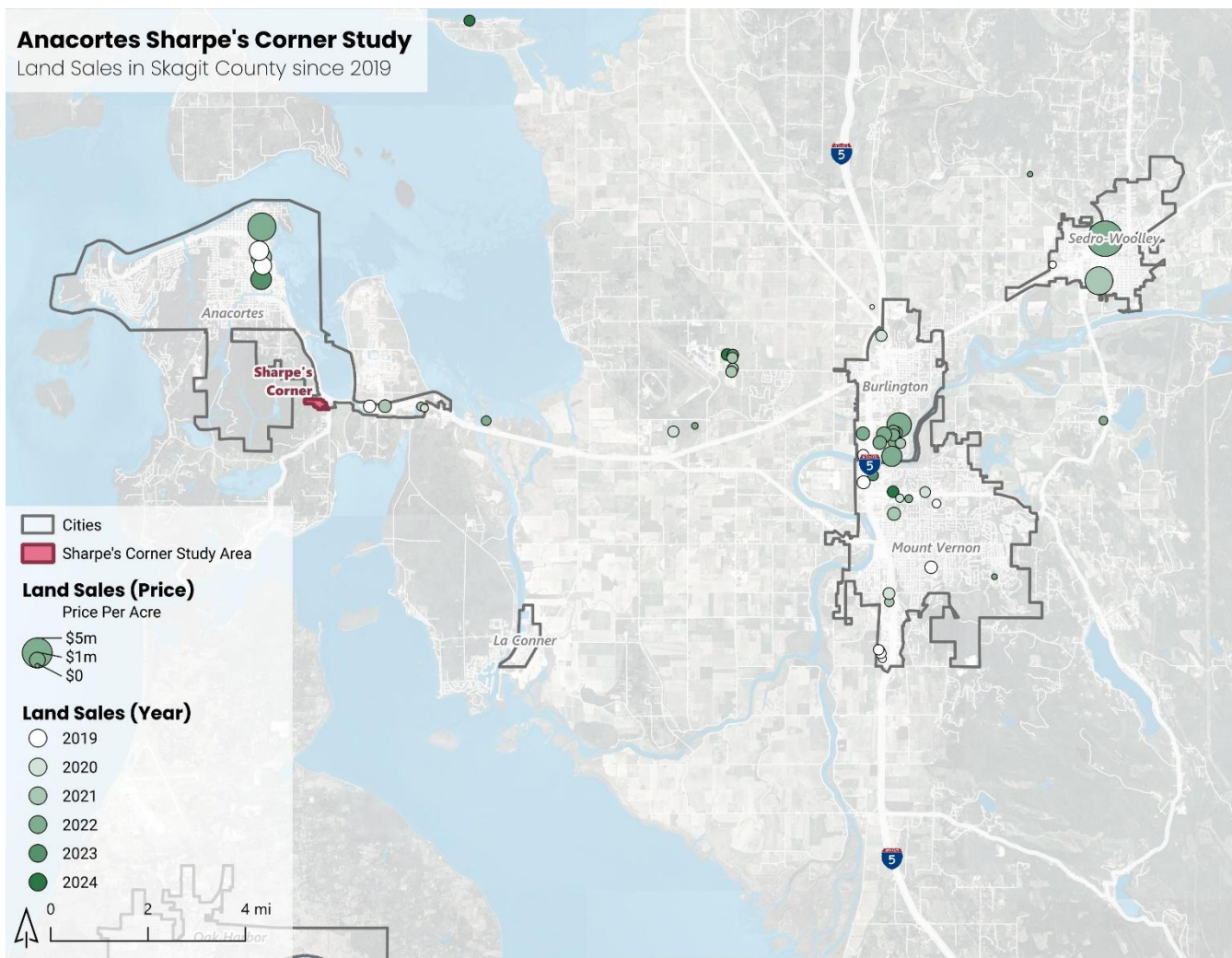
Figure 23. Industrial Deliveries in Skagit County, 2015-2025



Source: CoStar.

Recent Commercial Land Sales

According to CoStar, there were 22 sales of commercial land sites with two or more acres in Skagit County between 2019 and 2024. The price per acre varied widely, from \$10,200 per acre for a 79-acre property in Burlington to \$570,000 per acre for a two-acre land site in Mount Vernon.



A four-acre site at 9434 Padilla Heights Road in Anacortes – just east of the Sharpe’s Corner site near the refinery – sold for \$106,250 per acre in December 2020. In 2022, a 22-acre parcel of commercial land on Jones Road in Sedro-Woolley sold for \$45,455 per acre.

Industrial land in Skagit County typically has a higher land value per acre. In 2019, a seven-acre industrial land site on S March Point Road in Anacortes – just east of the Sharpe’s Corner site – sold for \$500,000 per acre. The area near the refinery has a concentration of industrial uses that benefit from proximity to each other. Industrial land prices have declined slightly since 2019. Recent industrial land sales in Burlington include a three-acre site that sold for \$435,600 per acre in 2024 and a six-acre site that sold for \$379,035 per acre in 2023. These sites were located on Bay Ridge Road, benefitting from airport proximity.

## Key Takeaways: Real Estate Analysis

- Between 2005 and 2017, relatively few new multifamily rental housing units were built in Anacortes. **Since 2018, construction activity has started to pick up**, increasing the vacancy rate from two percent in 2018 to just under five percent in 2025. Since 2018, most of the new multifamily construction in Skagit County has been concentrated in Burlington. In order to maintain a healthy, balanced rental market, additional housing will be needed.

- Anacortes has the **highest multifamily rent per square foot of any city in Skagit County** at \$3.59, compared to \$2.36 in Burlington. This suggests that new market rate multifamily housing should be feasible in Anacortes, though the lack of new construction indicates that there may be other barriers to development.
- Since 2013, 19 percent of new single family homes in Skagit County were located in Anacortes, with the most new homes built in 2018. Along with high rents, Anacortes also has the **highest home prices in Skagit County**. The typical home price in the City was over \$700,000 as of 2024, up from \$318,000 in 2014. This sharp increase in home prices has made homeownership less attainable for many Anacortes households.
- Since 2014, nearly 700,000 square feet of new industrial space has been built in Skagit County, **29 percent of which has been in Anacortes**. The refinery, located east of the Sharpe's Corner site, has driven new industrial development in the city, which currently has a 2.7 percent vacancy rate for industrial space.
- **Over 30 percent of the retail space built since 2014 has been located in Anacortes**, the highest share of any city in Skagit County. There is an additional 8,000 square feet of new retail planned in Burlington. Despite this new construction, Anacortes still has the lowest retail vacancy rate among Skagit County cities at 1.4 percent.
- Commercial land values vary widely in Skagit County based on the location, use, size, and connectivity of the site. In Anacortes, most of the recent commercial land sales have been along Highway 20, both in the northern part of the city and near the refinery. **Industrial land typically has a higher land value per acre than commercial land**, especially in areas adjacent to large industrial employers. Environmental challenges on the Sharpe's Corner site could make industrial development challenging.

# Affordable Housing Funding

## Low-Income Housing Tax Credit Funding

Washington's competitive nine percent LIHTC program utilizes a scoring system for projects grouped by geographic area. Skagit County, although adjacent to Seattle metro area counties, is considered a non-metro county for the purposes of applying for LIHTC funding. Statewide, 35 percent of LIHTC funds are allocated to Seattle and King County projects, 37 percent to projects in metro counties (Clark, Pierce, Snohomish, Spokane, and Whatcom), and just 28 percent to non-metro counties.

Constructing affordable multifamily rental housing in Skagit County can be challenging, because construction costs are more similar to those in the Seattle metro area than in the other non-metro counties with which it competes for funding. In addition, because the median income is lower in Skagit County than in Snohomish or King counties, the feasibility gap is larger and projects using four percent LIHTC (low-income housing tax credit) funds typically are not feasible. The state's scoring mechanism has a cost containment incentive, which awards points for projects below the Total Development Cost (TDC) limit. For the purposes of TDC limit calculations, Skagit is considered a metro county (along with King, Pierce, Snohomish, Clark, Thurston, and Whatcom Counties), although it competes with non-metro counties for funding. The higher costs in Skagit County can make it challenging for projects to compete with projects in other non-metro areas.

Statewide, nine percent credits are especially competitive. The state prefers projects that are targeted toward very low income households (those making up to 30 percent or 50 percent of Area Median Income) and priority populations (homeless residents, farmworkers, disabled residents, or seniors). Projects that already have public funds dedicated to them also have an edge, which can be challenging in Skagit County where there are fewer public subsidies available. Figure 24 below shows the maximum rent in Skagit County for households in specific income bands.

Figure 24. Maximum Rent for Affordable Housing in Skagit County

|     | Studio  | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom | 5-Bedroom |
|-----|---------|-----------|-----------|-----------|-----------|-----------|
| 20% | \$350   | \$375     | \$451     | \$521     | \$581     | \$641     |
| 30% | \$525   | \$563     | \$676     | \$781     | \$871     | \$962     |
| 35% | \$613   | \$657     | \$789     | \$911     | \$1,016   | \$1,122   |
| 40% | \$701   | \$751     | \$902     | \$1,042   | \$1,162   | \$1,283   |
| 45% | \$788   | \$844     | \$1,014   | \$1,172   | \$1,307   | \$1,443   |
| 50% | \$876   | \$938     | \$1,127   | \$1,302   | \$1,452   | \$1,603   |
| 60% | \$1,051 | \$1,126   | \$1,353   | \$1,563   | \$1,743   | \$1,924   |
| 70% | \$1,226 | \$1,314   | \$1,578   | \$1,823   | \$2,033   | \$2,245   |
| 80% | \$1,402 | \$1,502   | \$1,804   | \$2,084   | \$2,324   | \$2,566   |

Source: Washington Department of Commerce.

The **Low Income Housing Tax Credit** is a program of the U.S. Treasury. It reduces federal income taxes for 10 years in exchange for making an investment in an affordable housing development, which is required to stay affordable for at least 30 years.

**"Nine percent"** credits are awarded competitively by state housing finance agencies. They are designed to subsidize about 70 percent of the cost of a project.

**"Four percent"** credits work the same way but have typically only covered about 30 percent of project construction costs. (This is closer to 40 percent now, after recent federal changes)

Source: [Shelterforce LIHTC Explainer](#)

A particular challenge for tax credit subsidized low income housing on this site is the location. The state's scoring system prioritizes location efficient projects – those located in areas with access to food and other community resources (see Figure 25 for qualifying community resources). In rural areas like Anacortes, location efficient projects are a five mile drive from six or more community resources, one of which is a grocery store..

**Figure 25. Services and Community Resources for Location Efficient Projects**

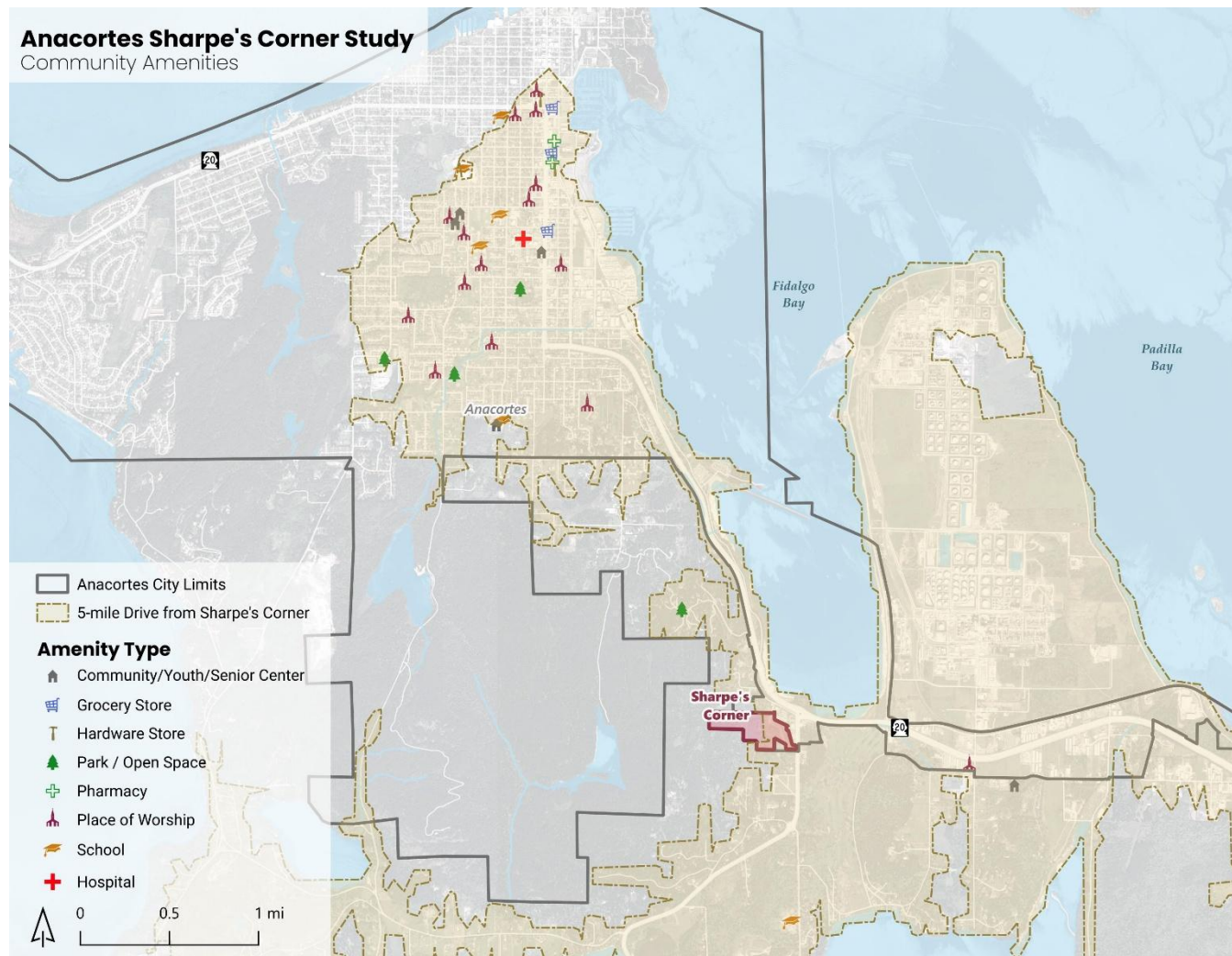
***Services and Community Resources (adapted from EGC 2020)***

| Type    | Food Access                                                                                                           | Health & Wellness                                                                                                                                                                     | Education & Culture                                                                                                                                                                                                                        | Civic & Community Facilities                                                                                                                  | Retail                                                                   | Services                                                                                                                                                                |
|---------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Example | Farmers' Market<br><br>Full-service grocery store<br><br>Other food store with produce<br><br>Restaurant, Café, Diner | Pharmacy<br>Medical clinic or office that treats patients<br><br>Gym, health club, exercise studio<br><br>Public pool<br><br>Skating rink<br><br>Sport court/field<br><br>Public park | Public library<br><br>Place of worship<br><br>Educational facility (including k-12, university, adult education center, vocational school, community college)<br><br>Cultural arts facility (museum, performing arts space, concert venue) | Community or recreation center, potentially including performance space<br><br>Police or fire station<br><br>Post office<br><br>Senior center | Clothing store or department store selling clothes<br><br>Hardware store | Bank (with teller hours)<br><br>Hair care<br><br>Laundry, dry cleaner<br><br>Adult or senior care (licensed)<br><br>Child care (licensed)<br><br>Social services center |

*Source: Washington Department of Commerce Evergreen Sustainable Development Standard, Version 4.1.*

Figure 26 below shows that there is an adequate number of community amenities within a five-mile drive of the Sharpe's Corner site, including grocery stores, schools, houses of worship, community centers, and pharmacies. Most of these amenities are concentrated in the city's commercial center, near existing affordable housing. While residents of existing housing could potentially walk or bike to these amenities, any residents of affordable housing in Sharpe's Corner would need a car to access them.

Figure 26. Community Amenities within a Five-Mile Drive of the Sharpe's Corner Site



Source: Skagit County Assessor, City of Anacortes, Google, Leland Consulting Group

## Workforce Housing

While deeply affordable subsidized housing is likely better suited to more connected locations, there could be an opportunity to build workforce housing (typically priced for families making between 80 and 120 percent of AMI). Workforce housing is typically not subsidized, though it can be through local tax incentives or nonprofit organizations like Community Land Trusts. Often, smaller market rate housing types such as townhomes, cottage clusters, and small multiplexes serve as workforce housing.

## Townhomes

Over the last five years, just eight townhome units have sold in Anacortes, compared with 259 single family homes. On average these units are smaller – the average townhome was two bedrooms and 1,454 square feet compared to three bedrooms and 2,139 square feet for single family homes. Because they are smaller, they tend to be less expensive. The average price of a single family home over the past five years was \$773,837, compared with \$602,500 for a townhome.

Townhomes also typically have driveway and/or garage parking, which would be useful in this car-dependent location proximate to Highway 20.

Figure 27. Home Sales by Type of Home, Last Five Years

|                           | <b>Avg. Price</b> | <b>Avg. SF</b> | <b>Avg. Bedrooms</b> |
|---------------------------|-------------------|----------------|----------------------|
| Condo / Co-Op             | \$733,373         | 1,809          | 3                    |
| Single Family Residential | \$773,837         | 2,139          | 3                    |
| Townhome                  | \$602,500         | 1,454          | 2                    |

Source: Redfin.

Community Land Trusts (CLTs)

Although this is a challenging location for higher density tax credit funded affordable housing, there could be an opportunity for the city to partner with a community land trust (CLT) or other organization that builds lower density attainable ownership housing. Potential partners could include nonprofit organizations like the Home Trust of Skagit or Habitat for Humanity. These organizations typically build lower-density housing types like cottage clusters, townhomes, and middle housing that could be a good fit for a large site.

# Anacortes Sharpe's Corner Feasibility Analysis

**Date** July 9, 2025  
**To** John Coleman, City of Anacortes; Scott Bonjukian, MAKERS  
**From** Jennifer Shuch and Andrew Oliver, Leland Consulting Group  
**Subject** Anacortes Sharpe's Corner Feasibility Analysis

## Executive Summary

### Purpose

The City of Anacortes owns several parcels in the southern part of the city, adjacent to Sharpe's Corner and on both sides of South Fidalgo Bay Road, which it plans to offer to a private developer or nonprofit organization for affordable housing. Leland Consulting Group (Leland) was retained as part of a consultant team led by MAKERS Architecture and Urban Design to assist in a study of these parcels to determine development feasibility. Environmental consultants from Parametrix identified slope and wetland challenges that are likely to have a significant impact on what can be built on site. However, previous environmental analyses of the area indicate that one of the wetlands (Wetland C as detailed below) may not be naturally created and therefore may not be a regulated wetland. As a result, the City is exploring scenarios in which this area could be developed. This memorandum summarizes the feasibility analysis conducted by Leland based on scenarios developed by MAKERS that align with the City's vision and consider options for developing in wetland buffers.

### Key Takeaways

- **This analysis is based on three scenarios, which each include a combination of apartment and townhome units** (described in more detail in "Scenarios" below). Scenario 1 assumes a wetland buffer reduction and includes 32 apartments and 13 townhomes across 1.9 acres. Scenarios 2A and 2B assume a buffer reduction for wetlands A and B and allows for development on the area of wetland C for a total developable area of 5.5 acres. Scenario 2A includes 205 apartments and five townhomes, while Scenario 2B includes 44 apartments and 67 townhomes. Scenarios 2A and 2B also include 4,698 square feet of commercial space.
- **All scenarios have a feasibility gap due to high construction costs, large unit sizes, and rent limits for affordable housing.** Typically, these gaps are filled with a variety of state and local funds as well as traditional debt and private philanthropy. The scenarios that include affordable townhomes are less feasible than those that include a larger share of apartments, primarily due to the large unit size and higher development costs associated with townhomes. Although townhomes are uncommon in affordable housing developments, they were included here due to the City's interest in providing a variety of housing types on this site.

- **Large unit sizes are a significant driver for the high development costs per unit for each scenario.** While a developer could build smaller units, the total number of units is constrained by parking requirements. Because this site is not adjacent to services or transit, a developer would need to provide adequate on-site parking for residents.
- **Assuming Low Income Housing Tax Credit (LIHTC) funding will cover 60 percent of costs, Scenario 1 is the most feasible** with a total gap of \$3.2 million (approximately \$72,000 per unit). This gap could potentially be filled through a combination of value engineering and additional funding sources.
- **On a per unit basis, Scenario 2A has the smallest feasibility gap at around \$57,475 per unit.** This scenario includes 205 apartment units and just five townhomes. As a result, it has the lowest development costs per unit despite the nearly \$5.5 million cost of providing structured and tuck-under parking. Without that added parking cost, the feasibility gap for this scenario would be \$12.1 million (gap of approximately \$47,000 per unit). If the cost of structured parking is higher than anticipated in this analysis, reaching up to \$45,000 per stall, the feasibility gap per unit for this scenario increases to around \$62,600.
- **In Washington, nine percent LIHTC funding is extremely competitive,** which a much larger pool of applications than the state can fund. Scoring for LIHTC projects includes metrics for total development costs, with applicants gaining points for projects that have lower costs. Features like structured and tuck-under parking and larger townhome units negatively impact the ability of projects to meet the target set by the state. For this reason, affordable housing projects typically do not include townhome units. In addition, the State typically awards more points to projects that target households at the lower end of the income scale. While this analysis assumes that units will be affordable for households making 60 percent AMI, an application would likely be more competitive if it targeted households making 50 percent AMI or below. This would result in larger feasibility gaps.
- **Anacortes's Municipal Code allows for a reasonable use variance** for properties in critical areas where no economic use can be derived as a result of critical area regulations. Based on the language regarding the use of this variance in the Municipal Code, **it does not appear that the City-owned site would qualify** for this type of variance. However, if the City is interested in pursuing this avenue, it should consult a land use attorney to determine whether it would be appropriate.

# Feasibility Analysis

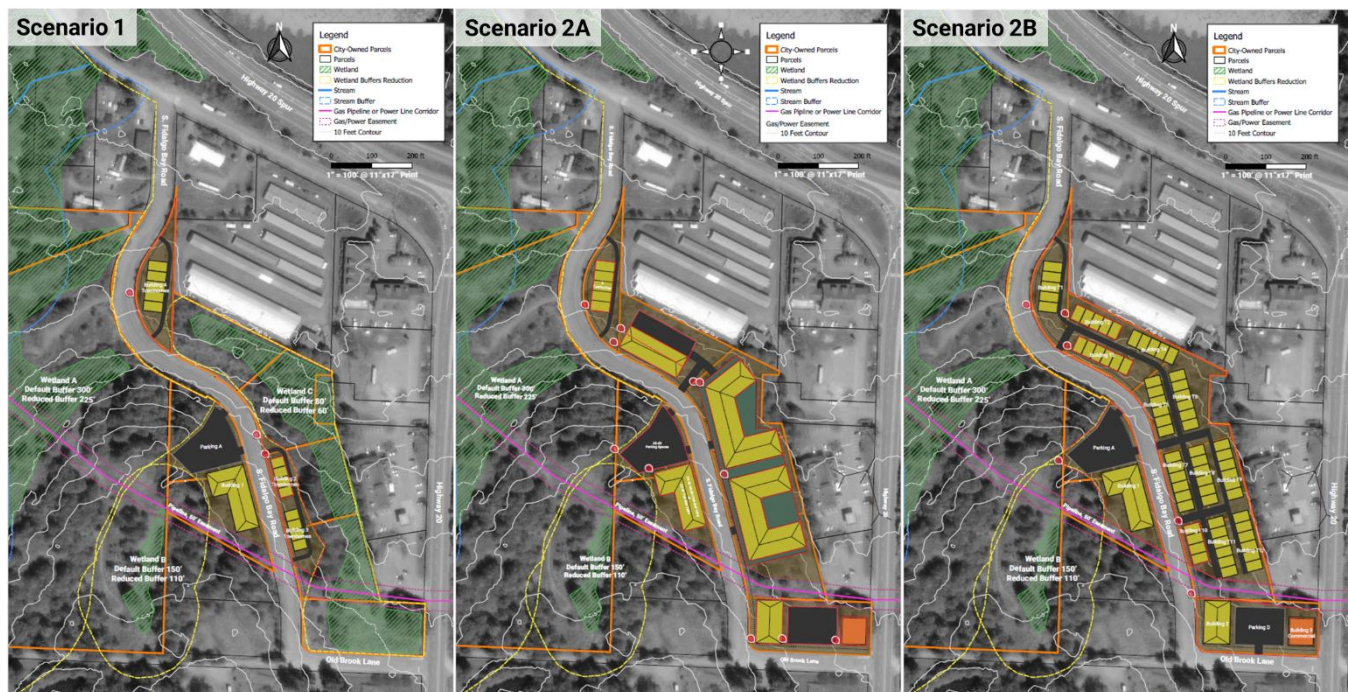
When developers are determining whether to take on a project, they typically analyze the project costs and likely income and expenses to determine whether they will make an adequate return. Developers have different target returns – for market-rate multifamily developers, 150 basis points over the capitalization rate is typical. For affordable housing developers, there can be different targets based on state regulations and the availability of philanthropic funding. A project is considered feasible if a developer thinks they will be able to achieve their target return on costs.

The scenarios analyzed, assumptions, and results for this feasibility analysis are described below. Typically, a developer will conduct their own feasibility analysis prior to determining whether to move forward on a project. This analysis is intended to provide a high-level understanding of what could be built on site and what factors impact the feasibility gap.

## Scenarios

Based on the analysis conducted by the consultant team, MAKERS developed three scenarios to evaluate the feasibility of affordable rental housing on the City-owned site. For Scenario 1, the buffers for wetlands A, B, and C were reduced by 25 percent. For Scenarios 2A and 2B, the buffers for wetlands A and B were reduced by 25 percent (per [Section 19.70.235\(D\)](#) of the Anacortes Municipal Code) and wetland C was removed. Figure 1 and the table below include details for each scenario.

**Figure 1. Test Fit Scenarios for Sharpe's Corner Feasibility Analysis**



Source: MAKERS.

|                               | Scenario 1                                                                                                        | Scenario 2A                                                                                                           | Scenario 2B                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                               | Buffer Reduction                                                                                                  | Wetland Apartments                                                                                                    | Wetland Townhomes                                                                                                   |
| <b>Buildout Land Area</b>     | 1.9 acres                                                                                                         | 5.5 acres                                                                                                             | 5.5 acres                                                                                                           |
|                               | 82,764 SF                                                                                                         | 239,580 SF                                                                                                            | 239,580 SF                                                                                                          |
| <b>Unit Mix</b>               | Apartments                                                                                                        | Apartments                                                                                                            | Apartments                                                                                                          |
|                               | <ul style="list-style-type: none"> <li>• 32 units</li> <li>• Avg. 900 SF</li> <li>• 19 1-bed; 13 2-bed</li> </ul> | <ul style="list-style-type: none"> <li>• 205 units</li> <li>• Avg. 1,061 SF</li> <li>• 123 1-bed; 82 2-bed</li> </ul> | <ul style="list-style-type: none"> <li>• 44 units</li> <li>• Avg. 1,077 SF</li> <li>• 26 1-bed; 18 2-bed</li> </ul> |
|                               | Townhomes                                                                                                         | Townhomes                                                                                                             | Townhomes                                                                                                           |
|                               | <ul style="list-style-type: none"> <li>• 13 units</li> <li>• Avg. 1,913 SF</li> <li>• 8 3-bed; 5 4-bed</li> </ul> | <ul style="list-style-type: none"> <li>• 5 units</li> <li>• Avg. 2,388 SF</li> <li>• All 4-bed</li> </ul>             | <ul style="list-style-type: none"> <li>• 67 units</li> <li>• Avg. 2,016 SF</li> <li>• 62 3-bed; 5 4-bed</li> </ul>  |
| <b>Total Residential Area</b> | 58,223 SF                                                                                                         | 229,536 SF                                                                                                            | 182,483 SF                                                                                                          |
| <b>Commercial Space</b>       |                                                                                                                   | 4,698 SF                                                                                                              | 4,698 SF                                                                                                            |
| <b>Parking</b>                | Surface: 42 Spaces                                                                                                | Surface: 102 Spaces                                                                                                   | Surface: 42 Spaces                                                                                                  |
|                               | Tuck-Under: 0 Spaces                                                                                              | Tuck-Under: 15 Spaces                                                                                                 | Tuck-Under: 0 Spaces                                                                                                |
|                               | Structured: 0 Spaces                                                                                              | Structured: 179 Spaces                                                                                                | Structured: 0 Spaces                                                                                                |
|                               | TH Garage: 26 Spaces                                                                                              | TH Garage: 10 Spaces                                                                                                  | TH Garage: 134 Spaces                                                                                               |

## Assumptions

Currently, the development environment is fairly challenging, with few market-rate projects in the region “penciling” (or achieving feasibility metrics). Construction, material, and labor costs vary by region and have seen significant increases while interest rates remain high, increasing the cost of borrowing. The assumptions used in this feasibility analysis reflect current conditions and best practices. Depending on the timing of this project, market conditions could change.

| Income Assumptions  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit Mix            | Based on the test-fit information provided by MAKERS and the space needed for parking on site, 60 percent of the apartment units are assumed to be one-bedroom and 40 percent are two-bedroom. The townhomes are three- and four-bedrooms.                                                                                                                                                                                                                                                                                                                      |
| Residential Rent    | Residential rent is based on the 2025 affordable housing costs for households making 60 percent of the Anacortes-Mount Vernon Area Median Income (AMI), per the U.S. Department of Housing and Urban Development. These reflect total housing costs, including utilities. As a result, utilities are subtracted in the expenses. The maximum monthly housing costs for households making 60 percent AMI in this area are \$1,230 for a one-bedroom unit, \$1,477 for a two-bedroom unit, \$1,706 for a three-bedroom unit, and \$1,903 for a four-bedroom unit. |
| Commercial Rent     | Commercial rent is based on the market retail asking rent per square foot for retail properties in Skagit County built since 2020, with between 1,000 and 6,000 SF of space, per data aggregator CoStar. The annual rent per square foot used in this analysis is \$16.92.                                                                                                                                                                                                                                                                                      |
| Other Income        | Other income is a category that can include additional revenue from laundry, pet rent, late fees, and vending machines. This analysis assumed \$60 per apartment unit per month in other income.                                                                                                                                                                                                                                                                                                                                                                |
| Residential Vacancy | An industry standard vacancy rate of five percent was applied to the total rental income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Expense Assumptions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Operating Expenses  | Operating expenses typically include management fees and routine maintenance. Per industry standard, this was estimated to be 35 percent of the total residential income.                                                                                                                                                                                                                                                                                                                                                                                       |
| Utilities           | Because utilities are included in the maximum housing cost limits from the US Department of Housing and Urban Development, these are subtracted as an expense in this analysis. Based on information provided by other Washington cities, utility                                                                                                                                                                                                                                                                                                               |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | expenses are estimated at \$212 monthly per unit for both the apartments and townhomes.                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Construction Cost Assumptions</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Land                                            | Because the City owns the land and is looking to partner with an affordable housing provider, the assumed land cost for this analysis is \$0 – indicating that the City would provide the land to the developer free of charge.                                                                                                                                                                                                                                                  |
| Site Work                                       | Site work is the horizontal development needed to prepare the site for building. Because of potential wetland and topographical challenges on this site, it is estimated at \$30 per square foot of buildout area. This includes the cost of surface parking and represents a premium over expected work on sites with fewer challenges, which would typically be \$20 per square foot or less.                                                                                  |
| Hard Costs                                      | Hard costs are the cost of construction and materials. These costs do not include consulting, permitting, design, or site work. Based on recent developments in the region, hard costs for the apartment units are estimated to be \$230 per square foot. Townhomes with attached garages are typically slightly more expensive to build, and hard costs are therefore estimated to be \$250 per square foot. Commercial space is estimated to be \$200 per square foot.         |
| Sales Tax                                       | In Washington, sales tax applies to the cost of construction. This analysis assumed 8.8 percent sales tax, the current tax rate in Anacortes.                                                                                                                                                                                                                                                                                                                                    |
| Soft Costs                                      | Soft costs include architecture, engineering, permitting, and other development costs not directly related to construction and site work. An industry standard of 35 percent of hard costs was assumed for this analysis.                                                                                                                                                                                                                                                        |
| Parking                                         | While surface parking is included in the estimate for site work, tuck-under and structured parking (which are included in Scenario 2A) add additional costs to the project. Tuck-under parking spaces are estimated at \$7,500 per space while structured is estimated to be \$30,000 per space. The cost of structured parking can vary significantly based on size, location, and site conditions. Recent estimates range from \$30,000 to \$45,000 per space.                 |
| <b>Financing &amp; Gap Analysis Assumptions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Target Yield                                    | WSHFC imposes a 15 percent cap on total fees, which includes the developer fee as well as any consultant fees (including design, engineering, etc.). Because of this, the developer fee can vary from project to project. An industry standard target yield for developers is 150 basis points over the cap rate. Based on data from CoStar, the market cap rate for new construction in Skagit County is five percent. Therefore, target yield was estimated to be 6.5 percent. |

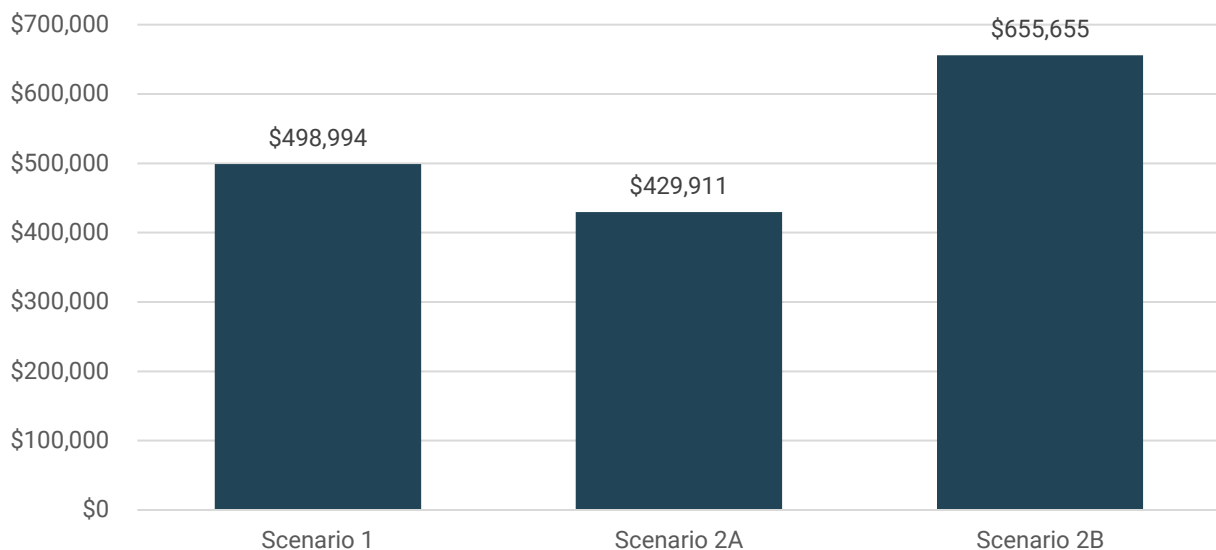
|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum Affordable Project Cost                    | The maximum affordable project cost is the total cost a developer could pay while still achieving their target yield. It is calculated by dividing the one-year net operating income (NOI) by the target yield. Typically, you would calculate a static rate of return by dividing the cash flow (NOI) by the investment (development cost). This inverts that equation by using the NOI and target rate of return to determine the cost at which a development would be feasible (in effect, changing the equation from $\text{NOI}/\text{Cost} = \text{Yield}$ to $\text{NOI}/\text{Yield} = \text{Cost}$ ). |
| Low Income Housing Tax Credit (LIHTC) Funding (9%) | This feasibility analysis assumes that this project will be funded in part through LIHTC equity, utilizing the nine percent LIHTC program. Not all costs are eligible for LIHTC funding calculations, and typically developers ask for less than what they are eligible for to increase competitiveness. In this analysis, it is assumed that 60 percent of total development costs will be covered through LIHTC funding.                                                                                                                                                                                     |

## Results

All three scenarios evaluated in this analysis have feasibility gaps. This is not uncommon for affordable housing projects, which typically utilize a variety of funding sources to create a “capital stack.” The analysis includes an assumption that 60 percent of development costs will be paid for using funding from the nine percent LIHTC program, but other funding sources such as traditional debt, other state, local, and regional funding programs, and private philanthropy would typically fill these gaps. Still, the larger the gap, the harder it is to fill, especially under current market and political conditions.

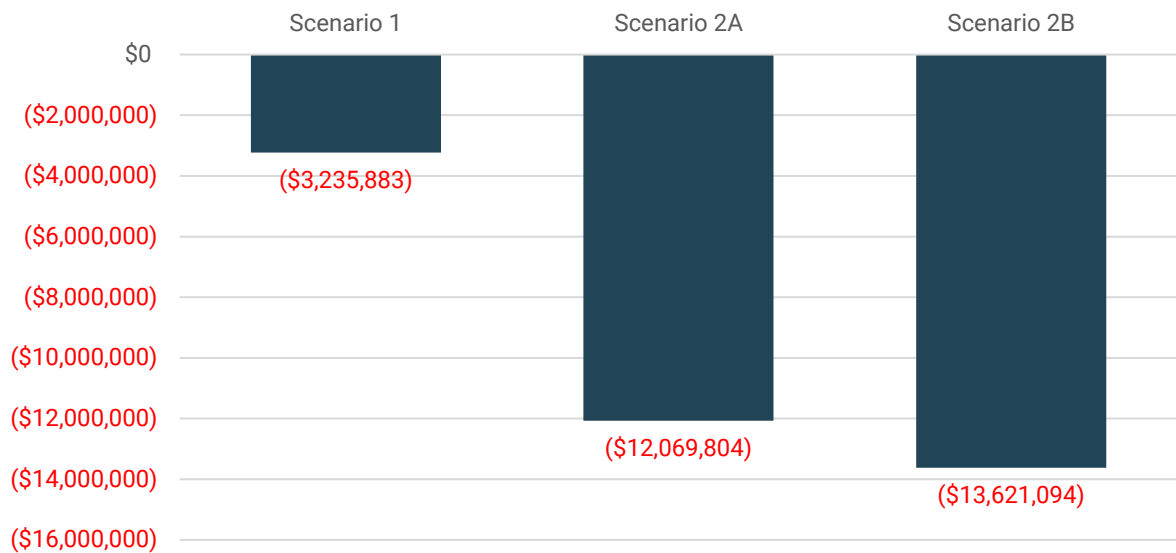
The development costs per unit for these three scenarios are high, largely due to unit sizes and the inclusion of townhomes, which are typically more expensive to build. Scenario 2A has the lowest cost per unit at \$429,911 despite the inclusion of structured and tuck-under parking because it includes 205 apartments and just five townhomes. Scenario 2B, which includes 44 apartments and 67 townhomes, has the highest cost per unit at \$655,655.

**Figure 2. Estimated Development Costs per Unit**



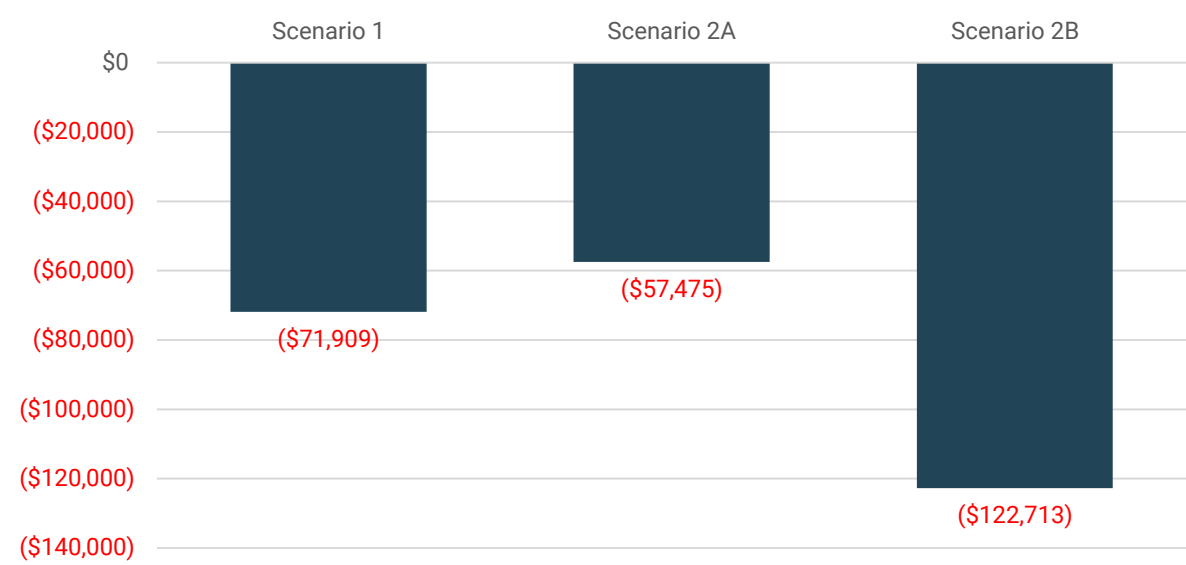
The total feasibility gap is smallest for Scenario 1 and largest for Scenario 2B. The \$3.2 million feasibility gap for Scenario 1 is small enough that it could likely be addressed through value engineering by the developer, likely by reducing the average unit size.

**Figure 3. Estimated Total Feasibility Gap with LIHTC Funding**



On a per-unit basis, Scenario 2A has the smallest feasibility gap of around \$57,500 per unit. Again, this is likely due to the high share of apartment units in this scenario. If parking costs are higher than anticipated in this analysis, reaching \$45,000 per stall, the feasibility gap in Scenario 2A increases to around \$62,600 per unit.

**Figure 4. Estimated Feasibility Gap per Unit with LIHTC Funding**



# Additional Considerations

## Tax Credit Financing Requirements (LIHTC)

Constructing affordable multifamily rental housing in Skagit County can be challenging, because construction costs are more similar to those in the Seattle metro area than in the other non-metro counties with which it competes for funding. In addition, because the median income is lower in Skagit County than in Snohomish or King counties, the feasibility gap is larger and projects using four percent LIHTC (low-income housing tax credit) funds, which have historically been less competitive, typically are not feasible. As a result, highly competitive nine percent LIHTC funds would likely be used for this project. The state's scoring mechanism for LIHTC funding has a cost containment incentive, which awards points for projects below the Total Development Cost (TDC) limit. For the purposes of TDC limit calculations, Skagit is considered a metro county (along with King, Pierce, Snohomish, Clark, Thurston, and Whatcom Counties), although it competes with non-metro counties for funding. The higher costs in Skagit County can make it challenging for projects to compete with those in other non-metro areas. Features that add significant costs to development, such as structured or tuck-under parking, can negatively impact the potential for LIHTC funding. In addition, while this project was assessed using rents at the 60 percent AMI threshold, the state typically favors projects that offer rents at 30 to 50 percent AMI. It should also be noted that recent funding and staff cuts to the US Department of Housing and Urban Development are likely to make LIHTC and other federal funding for affordable housing more challenging to attain.

## Reasonable Use Variance

Section 19.70.050 of Anacortes's Municipal Code includes the conditions for a reasonable use variance to build in critical areas. Developers are typically wary of variances because they add significant time, cost, and uncertainty to projects. The standards for the reasonable use variance are high – criteria that projects must meet include:

- The application of the Critical Areas chapter of the code would deny all reasonable economic use of the property, and that there is no reasonable economically viable use with a lesser impact on the critical area than what is being proposed.
- Special conditions and circumstances exist that are peculiar to the land that are not applicable to other lands subject to critical area regulations.
- The inability of the applicant to derive reasonable use of the property is not the result of actions by the current or previous owner in subdividing the property or adjusting a boundary line, thereby creating the undevelopable condition.

These criteria are especially challenging for this site because lower density housing such as townhomes or single-family homes could be built on the site. In addition, the City hopes to build multifamily housing on the site, which is unlikely to be considered the economically viable use with the least impact to the site. Wetland conditions on the site may also be a result of a previous subdivision on adjacent land. This would exclude the possibility of obtaining a variance.

Because the City has identified this area as a high priority for affordable housing, it is possible that the City could allow for this type of variance despite the site and project not meeting the criteria in the reasonable use section of the Municipal Code. However, this could potentially open the City up to legal challenges. The City should consult with a land use attorney to determine whether this variance could be applied.

## Wetland C

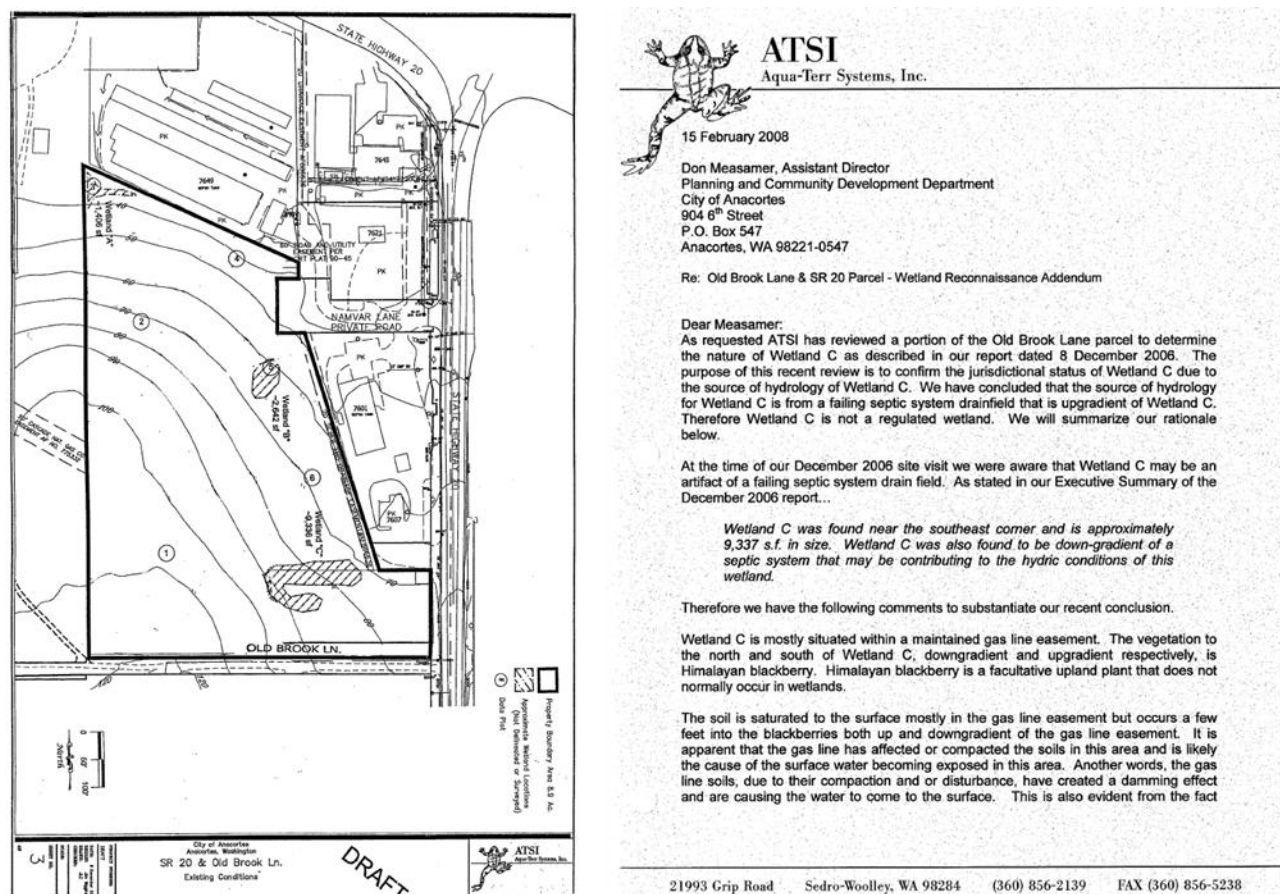
Wetland C, identified by environmental consultant Parametrix, exists on the eastern portion of the site east of South Fidalgo Bay Road. The boundary of Wetland C developed for this current effort in 2025 overlaps with the location of a small wetland in the southeast corner of the site that was first identified in a 2006 wetland reconnaissance by Aqua-Terr Systems, Inc (ATSI). The 2006 reconnaissance identified that wetland (also labeled Wetland C) as Category V, reflecting its small size and low function. ATSI provided a follow-up 2008 report that clarifies that Wetland C is not a regulated wetland because the source of hydrology is a failing septic system drainfield. The presence of surface water may also be compounded by the presence of a gas line that has compacted or otherwise affected soils in the area.

It is unknown if the failing septic system has been corrected. As nearly 20 years have passed and South Fidalgo Bay Road has since been constructed (further affecting the hydrology and soils in the area), the possibility of the larger Wetland C identified by Parametrix being an expansion of the same non-regulated wetland needs to be further evaluated. If Wetland C is non-regulated, this improves the feasibility of developing the portion of the site east of South Fidalgo Bay Road. Development scenarios 2A and 2B in this report were developed in case of that possibility.

Note that the 2007 short plat establishing lots in this area (no. ANA 06-011) establishes a condition that wetlands must be reevaluated at the time of construction by a qualified professional wetland scientist to determine exact locations and required buffers and mitigation if needed, and that septic drain fields may be related. Therefore, a more detailed wetlands evaluation and delineation is strongly recommended as a next phase of work.

Figure 5 below includes a wetlands reconnaissance map (left), with Wetland C shown on the southeastern portion of the site adjacent to Old Brook Lane. The document on the right is a 2008 memo from Aqua-Terr Systems, Inc. confirming that Wetland C is a non-regulated wetland.

Figure 5. Wetland Reconnaissance Map (2006) and Wetland C Report (2008)



Source: City of Anacortes.

## Soils

Geotechnical analysis was not part of this assessment. Environmental consultant Parametrix noted that the soils on site appear to be *Laconner very gravelly loamy sand*. While this does not indicate obvious challenges for development on site, the City should work with geotechnical specialists to determine if there are any challenges on the site related to other issues inherent to the soil properties that could be incompatible with residential development. The consultant team does not currently include a geotechnical expert qualified to comment further on this.

## Utility Easements

MAKERS was asked to review the presence of utility easements on the property. While MAKERS recommends the City conduct a full title report with a real estate professional, the situation is summarized in March 14, 2025 memo as follows:

- A wide power line easement runs north-south through the western, uphill portion of the property on parcels P19971 and P19972. The easement is 50 feet wide. This easement is held by Puget Sound Energy.
- A gas pipeline easement runs northwest-southeast through the property. On parcels P19971, P19972, and P19973 the gas pipeline is documented to have an easement width of 50 feet. Eastward, the easement continues through parcels P96106 and 127404 with unspecified width but was presumed to have the same 50 feet width for this report.

Numerous other easements are present on the subject property. The MAKERS utility memo lists what could be found in plat records, and others may present. Known easements are present for sewer, drainage, other utilities, ingress/egress, and unbuilt roadways. Most easements in the developable areas explored in the scenarios for this report are 10-20 feet wide. This includes 10-foot easements on the east and west sides of South Fidalgo Bay Road, which are accommodated in the scenario site plans with standard 10'-foot landscaped setbacks. Other easements that cross through the property need to be further evaluated for development conditions, but it is possible that most utility and access easements can be removed or relocated as part of future development.

DATE: May 12, 2025  
TO: Scott Bonjukian and Bob Bengford, Makers Architecture and Urban Design LLP  
FROM: Amanda Weiss, PWS, and Claire Hoffman, PWS; Parametrix  
SUBJECT: Final Critical Areas Memorandum  
PROJECT NUMBER: 553-2274-013  
PROJECT NAME: Anacortes Sharpe's Corner Site Analysis

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## Introduction

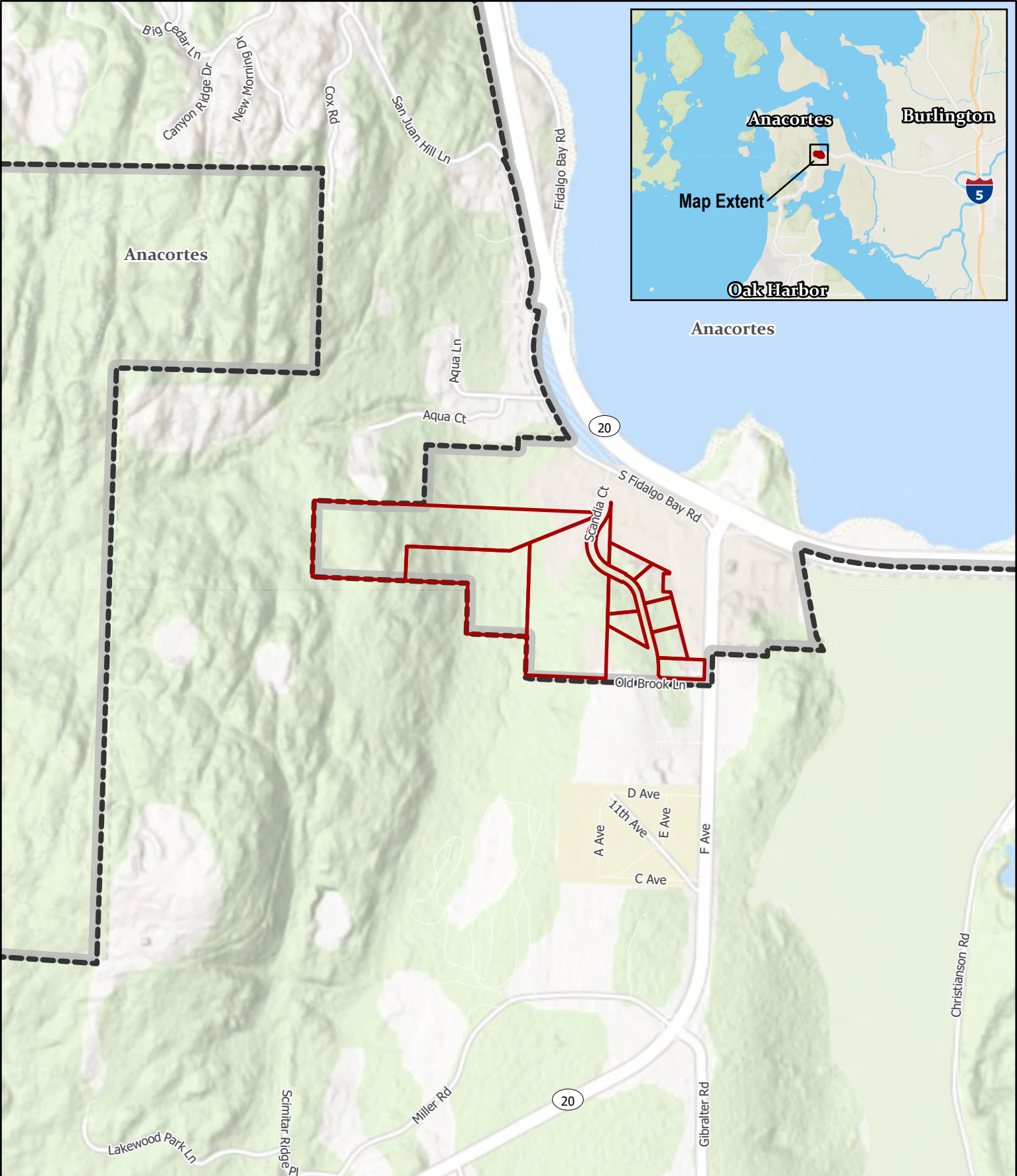
Makers Architecture and Urban Design LLP contracted with Parametrix to assess whether potential critical areas were located on property owned by the City of Anacortes (City). Information found during the reconnaissance investigation will be used to inform the City about potential residential and commercial development on the assessed parcels.

As shown in Figure 1, the properties are located in the City of Anacortes, Washington, Section 6, Township 34 North, and Range 2 East, Willamette Meridian within the Fidalgo Island-Frontal Padilla Bay watershed (Hydrologic Unit Code 12 171100020303). Parcels analyzed for critical areas include parcel numbers 19971, 19972, 19973, 127402, 96106, 127403, 127404, 127405, 127406, and 127407. (hereafter referred to as subject parcels).

This memorandum assessed the following critical areas regulated by the City in accordance with Anacortes Municipal Code (AMC) 19.70 Critical Areas:

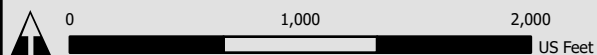
- Wetlands.
- Fish and Wildlife Habitat Conservation Areas (FWHCAs).
- Geologically Hazards Areas.
- Critical Aquifer Recharge Areas.
- Frequently Flooded Areas.





Date: 5/7/2025  
 Sources: United States Geological Survey (USGS) National Map  
 Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

**Parametrix**



- Subject Parcels
- City Limits

**Figure 1 - Vicinity Map**  
 Anacortes Sharpe's Corner Study

## Methods

The site reconnaissance consisted of a review of publicly available data followed by a field investigation. The critical area assessment was completed at a reconnaissance level. Identified features were conservatively mapped to their general location; no formal delineations were completed.

Parametrix biologists, Claire Hoffman, Professional Wetland Scientist (PWS), and Amanda Weiss, PWS, performed the field investigation on January 29, 2025. The biologists determined the general location of potential wetlands, streams, and/or wildlife habitat. Parcels adjacent to the subject parcels that are not owned by the City were evaluated from public rights-of-way.

Critical areas and their associated regulatory requirements were evaluated in accordance with Chapter 19.70 of the AMC.

## Review of Publicly Available Data

The following public resources were reviewed for critical areas present within and adjacent to the subject parcels:

- Critical areas mapping by City of Anacortes (City of Anacortes 2025).
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 5301510225C (effective January 3, 1985) (FEMA 1985) and FIRM 5303170080A (FEMA 2003)
- Priority Habitats and Species (PHS) data (WDFW 2025a).
- Statewide Washington Integrated Fish Distribution Web Map (NWIFC 2025).
- Washington State Department of Natural Resources (WDNR) Natural Heritage Program database (WDNR 2025a).
- National Wetlands Inventory data (USFWS 2025).
- Natural Resources Conservation Service Web Soil Survey (USDA NRCS 2025).
- Forest Practices Application Mapping Tool (WDNR 2025b).

## Wetlands

The City defines wetlands in AMC 19.70 Definitions as:

*“[T]hose areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. “Wetlands” generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetland created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from nonwetland areas to mitigation conversion of wetlands.”*

AMC 19.70.220.B states that maps and resources such as city GIS, USDA soil maps, and NWI are to be used as a guide and reference; they do not provide a final critical areas designation.

AMC 19.70.220.C states that identification of wetlands and delineation of their boundaries must be done in accordance with the adopted federal wetland delineation manual and applicable regional supplements. The exact location of a wetland's boundary must be determined through the performance of a field investigation by a qualified professional.

Wetlands were defined following guidance from U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE 2010). Since this is a reconnaissance-level investigation, sample plot data forms from the USACE manual were not completed and wetland boundaries are conservatively estimated. A wetland delineation would need to be completed prior to permitting to verify exact boundaries.

Washington State Department of Ecology (Ecology) states that any delineation older than five years should be revisited (Ecology 2025). Wetlands can change significantly in five years due to changes in land use, hydrology and plant species composition. Additionally, approved jurisdictional determinations by the Corps expire after five years (see the Corps' Regulatory Guidance Letter 05-02, Expiration of Geographic Jurisdictional Determinations).

Wetlands were classified according to USFWS (Cowardin et al. 1979; FGDC 2013) and hydrogeomorphic (Brinson 1993) classification systems. Wetland ratings and functions were assessed by applying the Washington State Wetland Rating System for Western Washington – 2014 Update Version 2.0 (Hruby and Yahnke 2023). Maps associated with the rating system have not been completed but will be required upon formal delineation of the wetlands.

Wetland buffers are assigned based on wetland rating category, habitat score from rating system, and surrounding land use intensity (AMC 19.17.215), and are determined according to AMC 19.70.235 Tables 19.70.235(B), 19.70.235(C), and 19.70.235(D). Buffers must be measured horizontally from the edge of the wetland boundary as surveyed in the field (19.70.235(A)(1)).

## **Fish and Wildlife Habitat Conservation Areas**

The City designates the following as FWHCAs (AMC 19.70.315):

1. Critical saltwater habitats.
2. Naturally occurring ponds that are under 20 acres.
3. Riparian management zones.
4. Lakes, ponds, streams, and rivers.
5. Areas with which anadromous fish species have a primary association.
6. State natural area preserves, natural resource conservation areas, and state wildlife areas as established by WDNR.
7. Areas of rare plant species and high-quality ecosystems.
8. State priority habitats and areas associated with state priority species.
9. Habitats and species of local importance.

Lakes, ponds, streams, and rivers identified on public resources were verified in the field through visual observations, and stream centerlines were estimated throughout their extent based on contour and lidar data. Stream associated riparian management zones (RMZ) were measured from the centerline of the identified stream. The width of the RMZ was determined from online data provided by WDFW, Site Potential Tree Height Mapping Tool (WDFW 2025b).

All other FWHCAs were assessed from publicly available data.

## Geologically Hazardous Areas

Geologically Hazardous Areas are designated as (AMC 19.70.415):

1. Erosion Hazard Areas.
2. Landslide Hazard Areas.
3. Seismic Hazard Areas.
4. Mine Hazard Areas.
5. Volcanic Hazard Areas.
6. Tsunami Hazard Areas.
7. Other areas that are determined to be susceptible to other geological events.

Geologically Hazardous Areas were determined through a review of existing information, including contour/slope data, soil data (USDA NRCS 2025), and geologically hazardous areas mapped by the City (City of Anacortes 2025).

## Critical Aquifer Recharge Areas

Critical Aquifer Recharge Areas (CARAs) are areas served by groundwater which have been designated as a “sole source aquifer area” under the Federal Safe Drinking Water Act (AMC 19.70.520). CARAs were identified on the City critical areas map (City of Anacortes 2025).

## Frequently Flooded Areas

AMC 19.70.615 describes frequently flooded areas as those areas established as special flood hazard areas under AMC Chapter 19.74. The City designates special flood hazard areas under AMC 19.74, Floodplain Management, as those areas identified in “The Flood Insurance Study for the City of Anacortes” dated September 17, 2003, with accompanying flood insurance rate maps (FEMA 2003).

## Results

Critical areas observed during the site visit include three potential wetlands (Wetlands A, B, and C), and one stream (Howard Creek). Other critical areas found on publicly available data within the subject parcels are detailed below.

Background documents from the review of publicly available data are available in Attachment A. Wetland rating forms (but no rating form maps) are available on Attachment B. Photographs of the site and critical areas are in Attachment C.

Wetlands

This reconnaissance-level investigation found three potential wetlands (Figure 2). No formal delineations were performed, and test pits were not recorded. A formal delineation will be necessary to confirm the extent of on-site wetlands. Potential Wetlands A, B, and C are described in detail below and summarized in Table 1. Wetland rating forms are in Attachment B.

Table 1. Summary of Potential Wetlands in the Investigated Subject Parcels

| Wetland Name | HGM Classification <sup>1</sup> | USFWS Classification <sup>2</sup> | Wetland Rating <sup>3</sup> | Wetland Rating Habitat Score <sup>3</sup> | Wetland Buffer Width (feet) <sup>4</sup> |
|--------------|---------------------------------|-----------------------------------|-----------------------------|-------------------------------------------|------------------------------------------|
| A            | Slope, Depressional             | PFO, PSS                          | II                          | 8                                         | 300                                      |
| B            | Slope                           | PFO, PSS                          | III                         | 6                                         | 150                                      |
| C            | Slope                           | PFO, PSS                          | III                         | 5                                         | 80                                       |

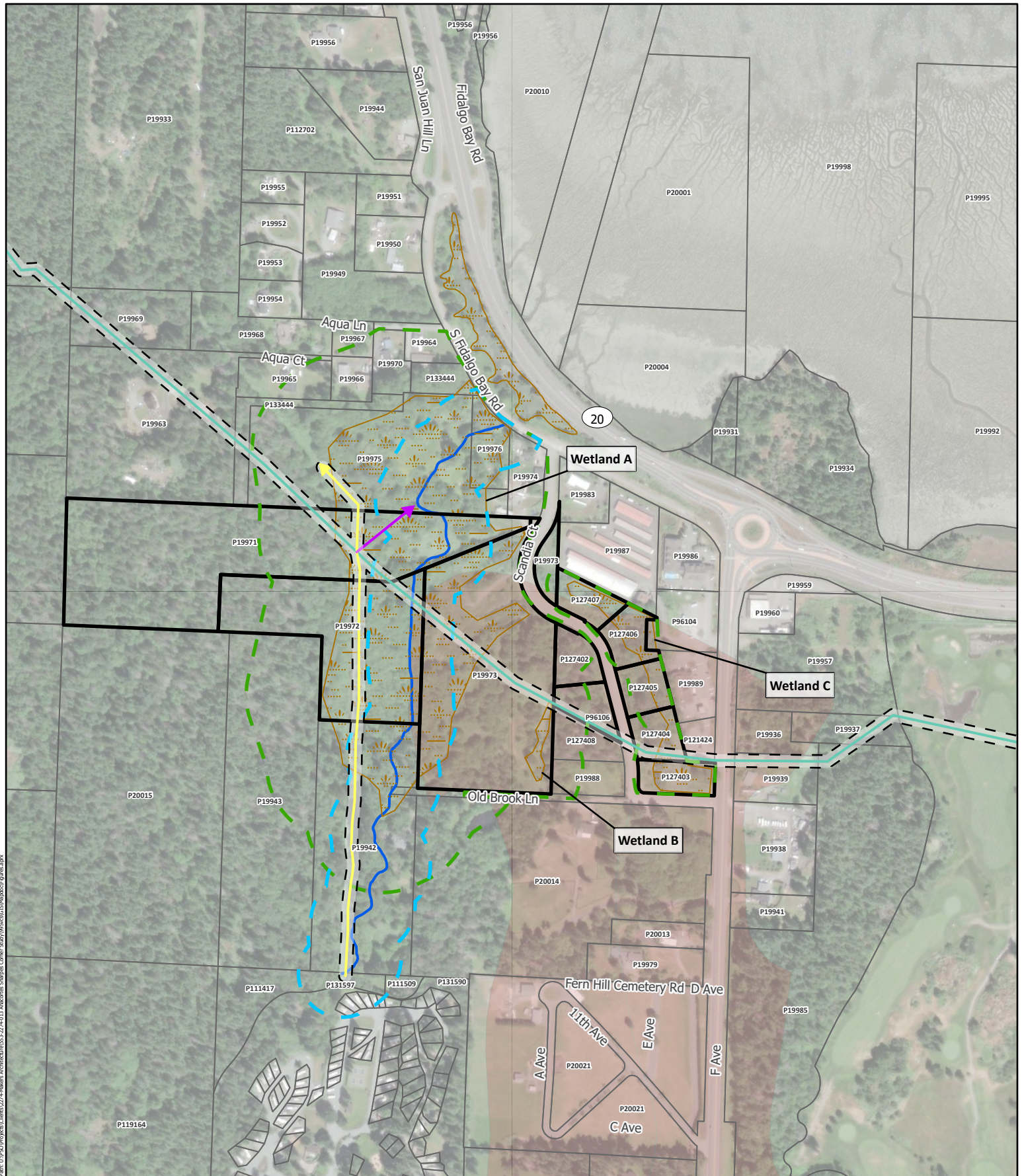
HGM = hydrogeomorphic; PFO = palustrine forested, PSS = palustrine scrub shrub, USFWS = United States Fish and Wildlife Service

<sup>1</sup>Brinson 1993

<sup>2</sup>Cowardin et al. 1979; FDGC 2013

<sup>3</sup>Wetland Rating for Western Washington 2014, Version 2 with updates from Hruby and Yahnke 2023 per AMC 19.70.215(B)

<sup>4</sup>AMC 19.70.235



Date: 5/27/2025  
 Sources: ESRI, Skagit County  
 Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

**Parametrix**



- Stream Centerline (Estimated)
- Pipeline
- Transmission Line
- Utility Line (unknown)
- Easement (50-feet)
- Subject Parcels
- Parcel Boundary
- Stream Buffer
- Wetland Buffer
- Estimated Wetland
- Critical Aquifer Recharge Area

*Wetlands off subject parcels were estimated from public rights-of-way.*

**Figure 2 - Existing Conditions**  
 Anacortes Sharpe's Corner

## Wetland A

Potential Wetland A is a palustrine forested and scrub-shrub wetland classified as slope and depressional. It encompasses a large portion of the subject parcels, originating upslope off-site and continuing north off-site, eventually draining to an off-site estuarine wetland associated with Fidalgo Bay (Figure 2). The potential wetland likely receives hydrology from a high groundwater table. During the site visit, hillslope seeps saturated the wetland surface throughout most of its extent. Howard Creek flows through Wetland A and drains to Fidalgo Bay.

Vegetation within potential Wetland A consists of forested and scrub-shrub plant communities. The forested plant community is dominated by red alder (*Alnus rubra*) and contains an understory of Pacific willow (*Salix lasiandra*), Himalayan blackberry (*Rubus armeniacus*), slough sedge (*Carex obnupta*), and creeping buttercup (*Ranunculus repens*). The scrub-shrub plant community is dominated by Nootka rose (*Rosa nutkana*).

Potential Wetland A is mapped as containing hydric soil series, Coveland gravelly loam, 3% to 10% slopes (USDA NRCS 2025). Hydric soil observations within the potential wetland were dark silty clays containing redoximorphic concentrations within the soil matrices.

Based on the wetland rating system (Hruby and Yahnke 2023), potential Wetland A is a Category II wetland with a habitat score of 8. Category II wetlands with habitat score of 8 receive a buffer width of 300 feet (AMC 19.70.235).

## Wetland B

Potential Wetland B is a palustrine forested and scrub-shrub wetland classified as slope. It is located east of Wetland A on parcel 19973 (Figure 2). The potential wetland likely receives hydrology from a high groundwater table. During the site visit, many areas of the wetland were saturated to the surface with the water table approximately 2 to 3 inches below the surface.

Vegetation within potential Wetland B consists of forested and scrub-shrub plant communities. The forested plant community is dominated by black cottonwood (*Populus balsamifera*) and red alder. The scrub-shrub plant community is dominated by Nootka rose, Himalayan blackberry, and trailing blackberry (*Rubus ursinus*).

Soils in potential Wetland B are mapped as non-hydric, Laconner very gravelly loamy sandy, 8% to 15% slopes (USDA NRCS 2025). Hydric soil observations at Wetland B were dark gravelly silty clays containing redoximorphic concentration within the soil matrices. A 3-inch depleted layer was observed at 5 inches below the surface, indicating soils may have been reworked historically.

Based on the wetland rating system (Hruby and Yahnke 2023), potential Wetland B is a Category III wetland with a habitat score of 6. Category III wetlands with a habitat score of 6 receive a buffer width of 150 feet (AMC 19.70.235).

## Wetland C

Potential Wetland C is a palustrine forested and scrub-shrub wetland classified as slope. It is located east of S Fidalgo Bay Road and west of State Route 20, behind the Country Corner and ministorage businesses (Figure 2). The potential wetland likely receives hydrology from a high groundwater table. During the site visit, hillslope seeps saturated the surface of the wetland.

Vegetation within potential Wetland C consists of forested and scrub-shrub plant communities. The forested plant community is dominated by red alder. Pacific willow is also present within the forested canopy. The scrub-shrub plant community is dominated by Himalayan blackberry.

Soils in potential Wetland C are mapped as non-hydric, Laconner very gravelly loamy sandy, 8% to 15% slopes (USDA NRCS 2025). Hydric soil observations at potential Wetland C were dark silty clays with redoximorphic concentrations within the soil matrices. A depleted layer was observed here at 12 inches below the surface. This depleted layer contains redoximorphic concentrations within its matrices.

Based on the wetland rating system (Hruby and Yahnke 2023), potential Wetland C is a Category III wetland with a habitat score of 5. Category III wetlands with a habitat score of 5 receive a buffer width of 80 feet (AMC 19.70.235).

## Fish and Wildlife Habitat Conservation Areas

One stream, Howard Creek, was identified on City of Anacortes mapping and verified during the site visit. The creek spans through subject parcels 19972 and 19971. One state priority habitat, mature growth forest, was identified during the site visit, located adjacent to the subject parcel 96106 as well as on the sloped portion of parcel 19972 and 19971. WDFW (2025a) PHS identified the subject parcels as containing habitat for little brown bats (*Myotis lucifugus*) and big brown bats (*Eptesicus fuscus*). However, correspondence with WDFW concluded that no observations of these bats have been made within 1 mile of the subject parcels (Evans 2025 personal communication).

All other FWHCAs listed below were not identified on the subject parcels:

- Critical saltwater habitats.
- Naturally occurring ponds that are under 20 acres.
- Areas where anadromous fish species have a primary association.
- State natural area preserves, natural resource conservation areas, and state wildlife areas as established by WDNR.
- Areas of rare plant species and high-quality ecosystems.
- Habitats and species of local importance.

## Howard Creek

One stream identified by the City of Anacortes (2025) was verified in the field during the site visit. This stream is identified as Howard Creek and flows south to north throughout subject parcels numbers 19972 and 19971, then continues off-site and outlets into Fidalgo Bay (Figure 2).

Howard Creek flows through potential Wetland A and contains a riparian habitat dominated by red alder, Pacific willow, sword fern (*Polystichum munitum*), lady fern (*Athyrium cyclosorum*), and slough sedge. Howard Creek contains an average slope gradient of 4% and a stream width of approximately 3 to 4 feet. Howard Creek was observed to contain little to no overbank flooding and stays confined to its incised banks (Attachment C, photos 7 and 8). Howard Creek bed substrate consists of cobbles and gravels.

During the site visit, water was flowing through Howard Creek, with an average depth of approximately 2 inches, and the creek is presumed to dry out in the late summer months. On-site, Howard Creek was observed to flow through two 36-inch culverts where access roads and utility easements have been created. These culverts (Site ID 936709 and 936709) have been identified on the Washington State Fish Passage (2025c) mapping tool as partial barriers due to slope.

Howard Creek has fish-use potential based on stream width, overhanging vegetation, and pools and riffles. However, no fish occur within Howard Creek because of a total fish barrier identified further downstream of the subject parcels. This total fish barrier is identified by WDFW (2025c) as Site ID 936707 and is 0% passable due to slope.

### **Riparian Management Zone**

WDFW (2025b) identified the 200-year site-potential tree height as ranging from 165 to 171 feet. Therefore, the RMZ was established as all areas within 165 or 171 feet from the stream centerline (Figure 2).

### **State Priority Habitats and Areas Associated with State Priority Species**

The site visit identified one potential state priority habitat, mature forest, on parcel 127408 outside of the study area. The observed mature forest stand is approximately 0.5 acres and contains about 20 western redcedar (*Thuja plicata*) trees with a diameter at breast height (dbh) greater than 21 inches. The potential mature stand contains an open understory with some sword fern and trailing blackberry. Several smaller Douglas-fir (*Pseudotsuga menziesii*) trees surround the Western redcedar stand. These Douglas-fir trees average at 20 inches dbh. Tree measurements would need to be verified by a certified arborist.

### **Geologically Hazardous Areas**

The City of Anacortes (2025) does not map any geologically hazardous areas within the subject parcels.

Web Soil Survey and Washington Geologic Information Portal map shows moderate erosion hazards areas on subject parcels 19971 and 19972 (USDA NRCS 2025; WDNR 2025c). Moderate erosion hazards are not included as a geologically hazardous area in accordance with AMC 19.70.415.

The western portion of parcels 19971 and 19972 contain slopes ranging from 20% to 80% (Attachment A). Slopes having gradients steeper than 80% can be considered a landslide hazard area (AMC 19.70.415). These areas would need to be evaluated by a licensed engineering geologist.

### **Critical Aquifer Recharge Areas**

Critical aquifer recharge areas include those areas with soils that have moderate to rapid permeability. The City of Anacortes (2025) maps high permeable soils within the subject parcels: 19973, 127402, 96106, 127403, 127404, 127405, 127406, and 127407 (Figure 2).

### **Frequently Flooded Areas**

All parcels in the study area are in areas mapped as having minimal flood hazards (FEMA 2003, 1985).

### **Development Regulations**

Waters of the United States, including wetlands, are regulated by the federal and state government through Section 404 and Section 401, respectively, of the Clean Water Act. Any discharge or fill into waters of the state requires federal and state permits, which include the process of completing a Joint Aquatic Resources Permit Application.

The City of Anacortes created development regulations to protect the functions and values of the critical area. These regulations comply with the provisions of the Washington State Growth Management Act of 1990 (Revised Code of Washington 36.70A) and consistent with the goals and policies of the Anacortes Comprehensive Plan (City of Anacortes 2016). Regulations for each identified critical area are described below.

## **Wetlands**

Development activities to category II, III, and IV wetlands may be permitted upon demonstration of mitigation sequencing through a critical area report (AMC 19.70.230(B)).

All development in wetlands and their buffers must follow permit procedures and performance standards described in AMC 19.70.210-245. This includes the demonstration of mitigation sequencing through the application of a critical areas report. Critical area reports must include all wetlands identified within 300 feet of the project site and a discussion of impacts and mitigation proposed to compensate for impacts.

All impacts that cannot be avoided must be mitigated for using ratios consistent with AMC 19.70.245(J) and achieve equivalent or greater biologic functions. Compensatory mitigation plans must be consistent with Wetland Mitigation in Washington State: Part 2 – Developing Mitigation Plans (Version 1) (Ecology 2006).

## **Fish and Wildlife Habitat Conservation Areas**

All development with RMZs and associated streams are required to follow specific standards in AMC 19.70.330. These standards include, but are not limited to, the following:

- Development complies with stormwater flow control and water quality requirements, regardless of whether the project would trigger the requirements.
- Coverage of impervious surface does not exceed 35% of the total lot area.
- None of the development occurs within or over the watercourse, except if no other access is available.

## **Critical Aquifer Recharge Areas**

Development may be permitted in critical aquifer recharge areas only if the applicant can demonstrate that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer (AMC 19.70.530).

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# **Attachment A**

## Background Information



1:23,943

0 0.2 0.4 0.8 mi

0 0.325 0.65 1.3 km

U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

 Estuarine and Marine Deepwater  
 Estuarine and Marine Wetland

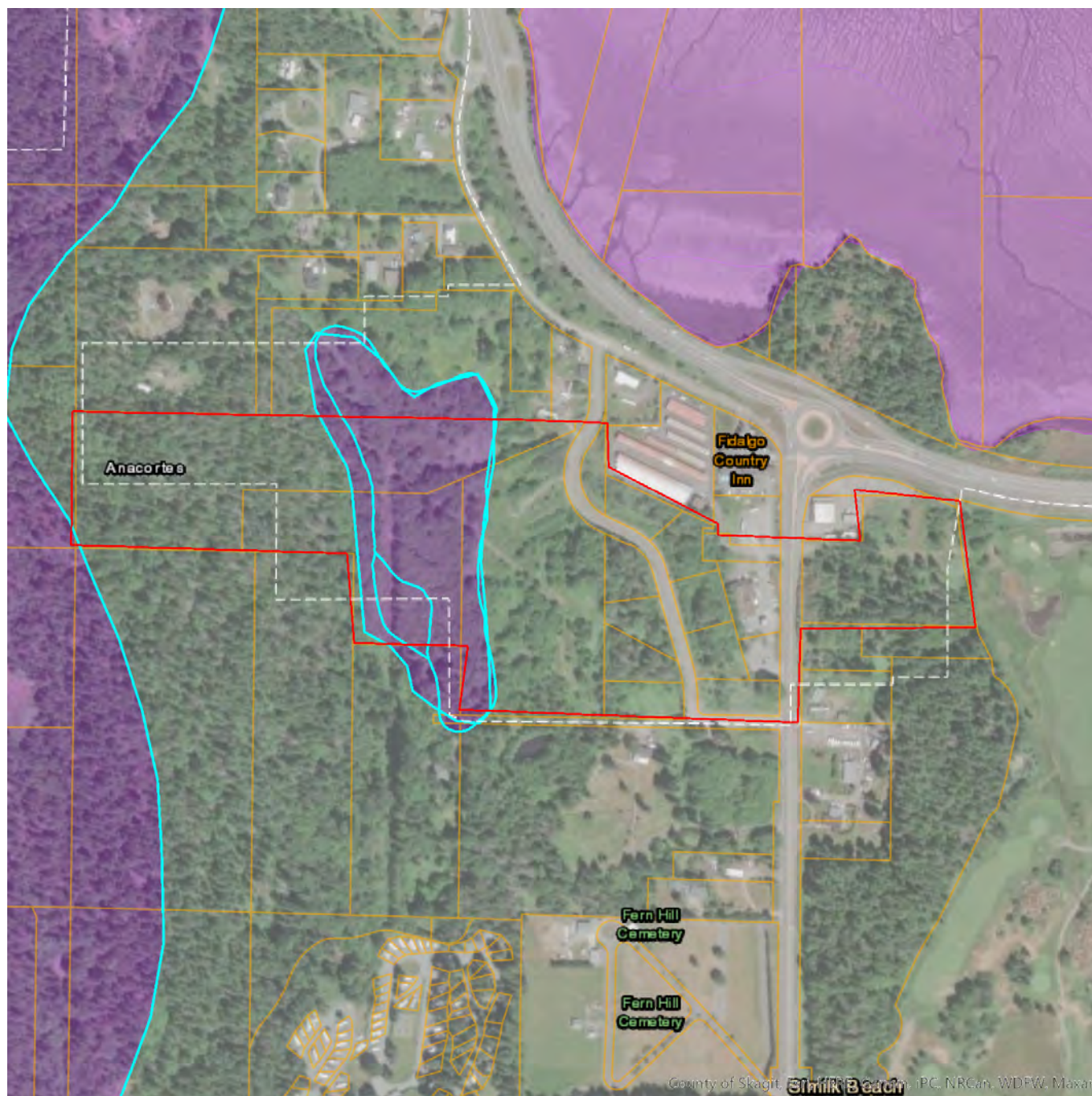
 Freshwater Emergent Wetland  
 Freshwater Forested/Shrub Wetland  
 Freshwater Pond

 Lake  
 Other  
 Riverine

National Wetlands Inventory (NWI)  
This page was produced by NWI mapper



## Priority Habitats and Species on the Web



**Report Date: 02/05/2025**

**PHS Species/Habitats Overview:**

| Occurrence Name                   | Federal Status | State Status | Sensitive Location |
|-----------------------------------|----------------|--------------|--------------------|
| Biodiversity Areas And Corridor   | N/A            | N/A          | No                 |
| Wetlands                          | N/A            | N/A          | No                 |
| Freshwater Forested/Shrub Wetland | N/A            | N/A          | No                 |
| Freshwater Emergent Wetland       | N/A            | N/A          | No                 |
| Big brown bat                     |                |              | Yes                |
| Little Brown Bat                  |                |              | Yes                |

### PHS Species/Habitats Details:

| Biodiversity Areas And Corridor |                                                                                                                 |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Priority Area                   | Terrestrial Habitat                                                                                             |
| Site Name                       | FIDALGO ISLAND OPEN SPACE AREAS.                                                                                |
| Accuracy                        | 1/4 mile (Quarter Section)                                                                                      |
| Notes                           | STEEP FORESTED AND ROCKY SLOPES.                                                                                |
| Source Record                   | 902776                                                                                                          |
| Source Dataset                  | PHSREGION                                                                                                       |
| Source Name                     | MULLER, TED                                                                                                     |
| Source Entity                   | WA Dept. of Fish and Wildlife                                                                                   |
| Federal Status                  | N/A                                                                                                             |
| State Status                    | N/A                                                                                                             |
| PHS Listing Status              | PHS Listed Occurrence                                                                                           |
| Sensitive                       | N                                                                                                               |
| SGCN                            | N                                                                                                               |
| Display Resolution              | AS MAPPED                                                                                                       |
| ManagementRecommendations       | <a href="http://wdfw.wa.gov/publications/pub.php?id=00023">http://wdfw.wa.gov/publications/pub.php?id=00023</a> |
| Geometry Type                   | Polygons                                                                                                        |

| Wetlands                  |                                                                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Priority Area             | Aquatic Habitat                                                                                                                     |
| Site Name                 | FIDALGO ISLAND WETLANDS.                                                                                                            |
| Accuracy                  | 1/4 mile (Quarter Section)                                                                                                          |
| Notes                     | VARIOUS WETLANDS INCLUDING SALTWATER, BRACKISH AND FRESHWATER ON FIDALGO ISLANDSIDE OF SWINOMISH CHANNEL.                           |
| Source Record             | 902819                                                                                                                              |
| Source Dataset            | PHSREGION                                                                                                                           |
| Source Name               | MULLER, TED                                                                                                                         |
| Source Entity             | WA Dept. of Fish and Wildlife                                                                                                       |
| Federal Status            | N/A                                                                                                                                 |
| State Status              | N/A                                                                                                                                 |
| PHS Listing Status        | PHS Listed Occurrence                                                                                                               |
| Sensitive                 | N                                                                                                                                   |
| SGCN                      | N                                                                                                                                   |
| Display Resolution        | AS MAPPED                                                                                                                           |
| ManagementRecommendations | <a href="http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html">http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html</a> |
| Geometry Type             | Polygons                                                                                                                            |

| Freshwater Forested/Shrub Wetland |                                                                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Priority Area                     | Aquatic Habitat                                                                                                                     |
| Site Name                         | N/A                                                                                                                                 |
| Accuracy                          | NA                                                                                                                                  |
| Notes                             | Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PFOA                                                                  |
| Source Dataset                    | NWIIWetlands                                                                                                                        |
| Source Name                       | Not Given                                                                                                                           |
| Source Entity                     | US Fish and Wildlife Service                                                                                                        |
| Federal Status                    | N/A                                                                                                                                 |
| State Status                      | N/A                                                                                                                                 |
| PHS Listing Status                | PHS Listed Occurrence                                                                                                               |
| Sensitive                         | N                                                                                                                                   |
| SGCN                              | N                                                                                                                                   |
| Display Resolution                | AS MAPPED                                                                                                                           |
| ManagementRecommendations         | <a href="http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html">http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html</a> |
| Geometry Type                     | Polygons                                                                                                                            |

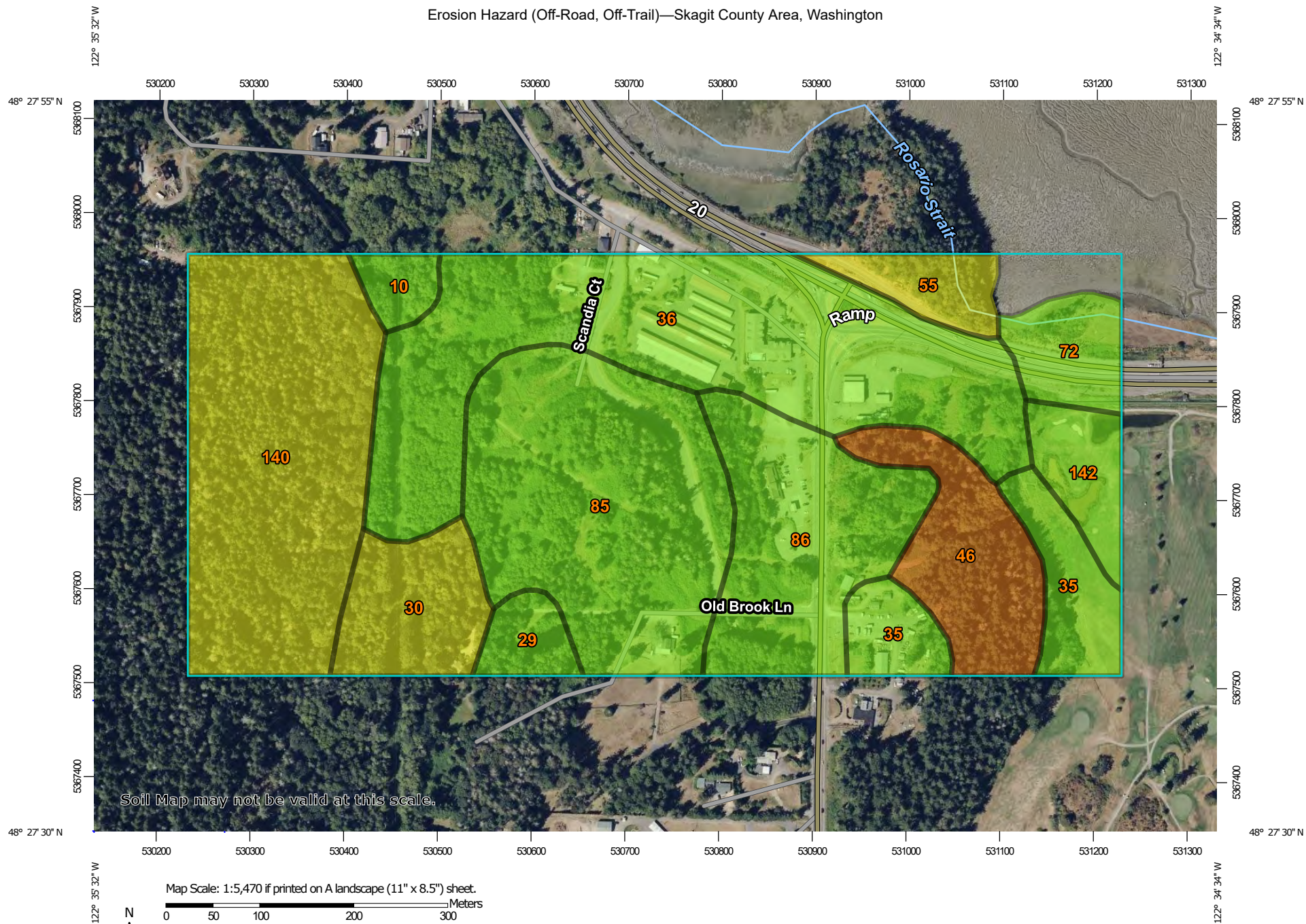
| Freshwater Emergent Wetland |                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Priority Area               | Aquatic Habitat                                                                                                                     |
| Site Name                   | N/A                                                                                                                                 |
| Accuracy                    | NA                                                                                                                                  |
| Notes                       | Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1/SSA                                                                    |
| Source Dataset              | NWIIWetlands                                                                                                                        |
| Source Name                 | Not Given                                                                                                                           |
| Source Entity               | US Fish and Wildlife Service                                                                                                        |
| Federal Status              | N/A                                                                                                                                 |
| State Status                | N/A                                                                                                                                 |
| PHS Listing Status          | PHS Listed Occurrence                                                                                                               |
| Sensitive                   | N                                                                                                                                   |
| SGCN                        | N                                                                                                                                   |
| Display Resolution          | AS MAPPED                                                                                                                           |
| ManagementRecommendations   | <a href="http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html">http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html</a> |
| Geometry Type               | Polygons                                                                                                                            |

| Big brown bat             |                                                                                                                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scientific Name           | <i>Eptesicus fuscus</i>                                                                                                                                                                                                                                            |
| Notes                     | This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at <a href="mailto:phsproducts@dfw.wa.gov">phsproducts@dfw.wa.gov</a> for obtaining information about masked sensitive species and habitats. |
| PHS Listing Status        | PHS Listed Occurrence                                                                                                                                                                                                                                              |
| Sensitive                 | Y                                                                                                                                                                                                                                                                  |
| Display Resolution        | TOWNSHIP                                                                                                                                                                                                                                                           |
| ManagementRecommendations | <a href="http://wdfw.wa.gov/publications/pub.php?id=00605">http://wdfw.wa.gov/publications/pub.php?id=00605</a>                                                                                                                                                    |

| Little Brown Bat          |                                                                                                                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scientific Name           | <i>Myotis lucifugus</i>                                                                                                                                                                                                                                            |
| Notes                     | This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at <a href="mailto:phsproducts@dfw.wa.gov">phsproducts@dfw.wa.gov</a> for obtaining information about masked sensitive species and habitats. |
| PHS Listing Status        | PHS Listed Occurrence                                                                                                                                                                                                                                              |
| Sensitive                 | Y                                                                                                                                                                                                                                                                  |
| Display Resolution        | TOWNSHIP                                                                                                                                                                                                                                                           |
| ManagementRecommendations | <a href="http://wdfw.wa.gov/publications/pub.php?id=00605">http://wdfw.wa.gov/publications/pub.php?id=00605</a>                                                                                                                                                    |

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

# Erosion Hazard (Off-Road, Off-Trail)—Skagit County Area, Washington



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 Very severe  
 Severe  
 Moderate  
 Slight  
 Not rated or not available

#### Soil Rating Lines

 Very severe  
 Severe  
 Moderate  
 Slight  
 Not rated or not available

#### Soil Rating Points

 Very severe  
 Severe  
 Moderate  
 Slight  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways

 US Routes  
 Major Roads  
 Local Roads  
**Background**  
 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington  
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Erosion Hazard (Off-Road, Off-Trail)

| Map unit symbol | Map unit name                                                           | Rating   | Component name (percent)    | Rating reasons (numeric values)             | Acres in AOI | Percent of AOI |
|-----------------|-------------------------------------------------------------------------|----------|-----------------------------|---------------------------------------------|--------------|----------------|
| 10              | Bellingham silt loam                                                    | Slight   | Bellingham, undrained (85%) |                                             | 1.5          | 1.3%           |
| 29              | Clallam gravelly loam, 0 to 8 percent slopes                            | Slight   | Clallam (90%)               |                                             | 1.9          | 1.7%           |
| 30              | Clallam gravelly loam, 8 to 15 percent slopes                           | Moderate | Clallam (90%)               | Surface kw times slope times R index (0.42) | 5.5          | 5.0%           |
| 35              | Coveland gravelly loam, 0 to 3 percent slopes                           | Slight   | Coveland (100%)             |                                             | 6.1          | 5.5%           |
| 36              | Coveland gravelly loam, 3 to 10 percent slopes                          | Slight   | Coveland (100%)             |                                             | 25.9         | 23.3%          |
| 46              | Dystric Xerochrepts, 45 to 70 percent slopes                            | Severe   | Dystric Xerochrepts (100%)  | Surface kw times slope times R index (1.00) | 7.3          | 6.6%           |
| 55              | Fidalgo-Lithic Xerochrepts-Rock outcrop complex, 3 to 30 percent slopes | Moderate | Fidalgo (45%)               | Surface kw times slope times R index (0.46) | 2.7          | 2.4%           |
|                 |                                                                         |          | Lithic Xerochrepts (20%)    | Surface kw times slope times R index (0.59) |              |                |
| 72              | Hydraquents, tidal                                                      | Slight   | Hydraquents, tidal (100%)   |                                             | 3.3          | 3.0%           |
| 85              | Laconner very gravelly loamy sand, 0 to 8 percent slopes                | Slight   | Laconner (90%)              |                                             | 19.5         | 17.6%          |
| 86              | Laconner very gravelly loamy sand, 8 to 15 percent slopes               | Slight   | Laconner (90%)              |                                             | 11.8         | 10.6%          |
| 140             | Swinomish-Fidalgo-Rock outcrop complex, 3 to 30 percent slopes          | Moderate | Swinomish (40%)             | Surface kw times slope times R index (0.62) | 20.7         | 18.7%          |
|                 |                                                                         |          | Fidalgo (30%)               | Surface kw times slope times R index (0.46) |              |                |
| 142             | Tacoma silt loam, drained                                               | Slight   | Tacoma, drained (85%)       |                                             | 3.1          | 2.8%           |

| Map unit symbol                    | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---------------|--------|--------------------------|---------------------------------|--------------|----------------|
|                                    |               |        | Tacoma, undrained (5%)   |                                 |              |                |
| <b>Totals for Area of Interest</b> |               |        |                          |                                 | <b>111.0</b> | <b>100.0%</b>  |

| Rating                             | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Slight                             | 73.0         | 65.8%          |
| Moderate                           | 29.0         | 26.1%          |
| Severe                             | 7.3          | 6.6%           |
| <b>Totals for Area of Interest</b> | <b>111.0</b> | <b>100.0%</b>  |

## Description

The ratings in this interpretation indicate the hazard of soil loss from off-road and off-trail areas after disturbance activities that expose the soil surface. The ratings are based on slope, soil erosion factor K, and an index of rainfall erosivity (R). The soil loss is caused by sheet or rill erosion in off-road or off-trail areas where 50 to 75 percent of the surface has been exposed by logging, grazing, mining, or other kinds of disturbance.

The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the specified aspect of forestland management (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

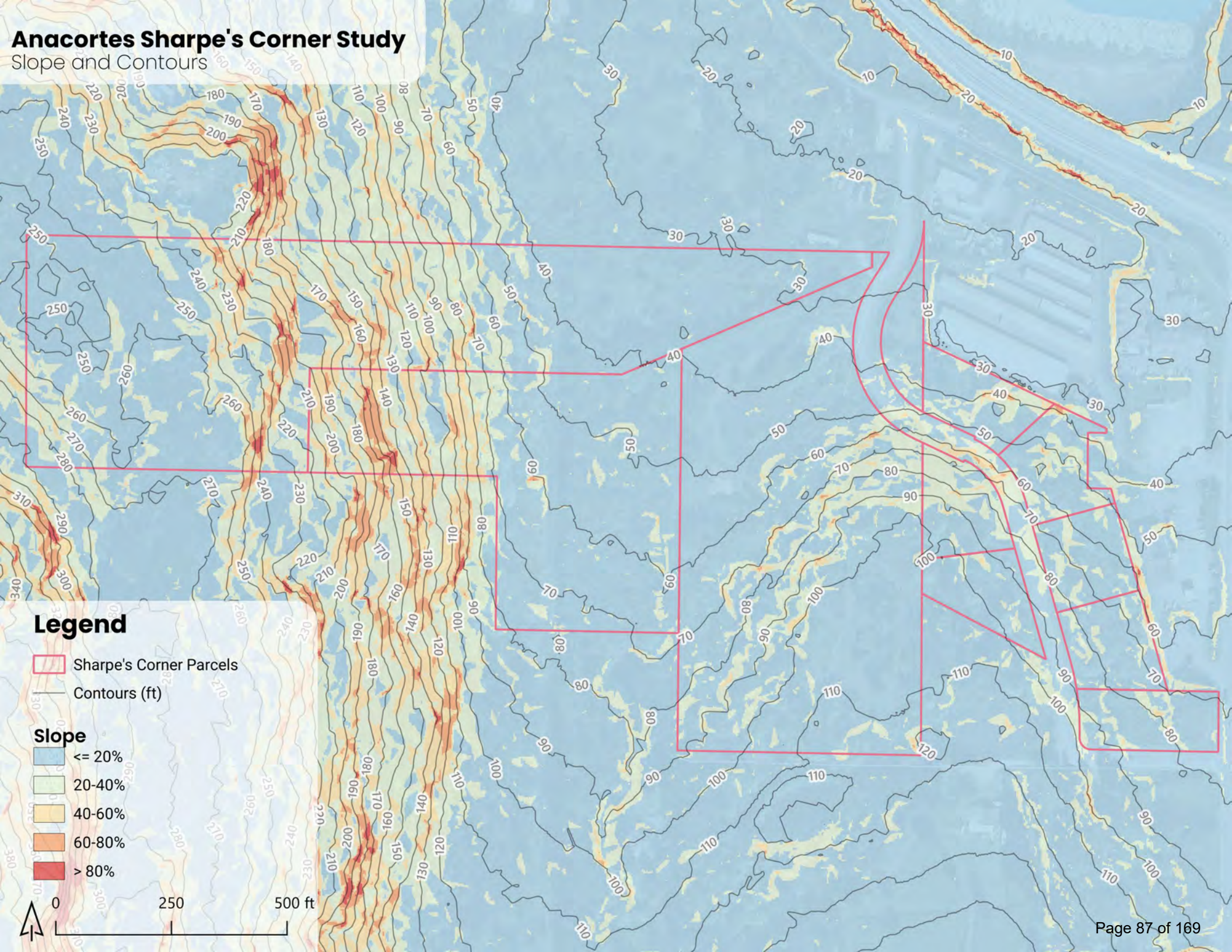
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

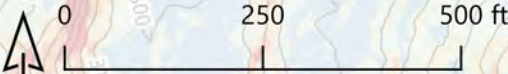
# Anacortes Sharpe's Corner Study

## Slope and Contours



### Legend

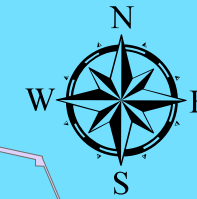
- Sharpe's Corner Parcels
- Contours (ft)
- Slope**
  - ≤ 20%
  - 20-40%
  - 40-60%
  - 60-80%
  - > 80%



DRAFT

# City of Anacortes

## Critical Aquifer Recharge Areas



### Soils w/high Permeability (>2"/hr)

- KEYSTONE
- LACONNER
- NORMA

City Limits

SR20 & SPUR20

Wells - 1,000' radius

wells for potable water

**Note:**  
Critical areas maps are used to alert the public of the potential location of critical areas in Anacortes. This map does not provide a final critical area designation. The actual presence or absence of features defined in AMC 19.70 will govern.

**Disclaimer:**  
This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".



# National Flood Hazard Layer FIRMette



122°35'10"W 48°27'56"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°34'33"W 48°27'32"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
| OTHER FEATURES              |  | Levee, Dike, or Floodwall                                                                                                                                         |
|                             |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Coastal Transect                                                                                                                                             |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/7/2025 at 9:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# **Attachment B**

## Wetland Rating Forms

Wetland name or number: Wetland A

# RATING SUMMARY - Western Washington

Name of wetland (or ID#): Wetland A Date of site visit: 01/29/2025

Rated By: Amanda Weiss Trained by Ecology? Yes [X] No [ ] Date of Training: 10/01/2020

HGM Class used for rating: Depressional

Wetland has multiple HGM classes? Yes [X] No [ ]

NOTE: Form is not complete without the figures requested (*figures can be combined*).

Source of base aerial photo/map: Google Maps

OVERALL WETLAND CATEGORY: [Category II] (based on functions [X] or special characteristics [ ])

## 1. Category of wetland based on FUNCTIONS

[ ] Category I - Total score = 23 - 27

[X] Category II - Total score = 20 - 22

[ ] Category III - Total score = 16 - 19

[ ] Category IV - Total score = 9 - 15

| FUNCTION               | Improving Water Quality | Hydrologic | Habitat |       |
|------------------------|-------------------------|------------|---------|-------|
| Site Potential         | M                       | L          | M       |       |
| Landscape Potential    | H                       | M          | H       |       |
| Value                  | L                       | H          | H       | Total |
| Score Based on Ratings | 6                       | 6          | 8       | 20    |

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

| CHARACTERISTIC                     | CATEGORY       |
|------------------------------------|----------------|
| Estuarine                          |                |
| Wetland of High Conservation Value |                |
| Bog                                |                |
| Forested                           |                |
| Coastal Lagoon                     |                |
| Interdunal                         |                |
| None of the above                  | Not Applicable |

**Wetland name or number:** Wetland A

**Maps and figures required to answer questions correctly for Western Washington**

Depressional Wetlands

| Map of:                                                                                                                         | To answer questions: | Figure # |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|
| Cowardin plant classes                                                                                                          | D 1.3, H 1.1, H 1.4  |          |
| Hydroperiods                                                                                                                    | D 1.4, H 1.2         |          |
| Location of outlet ( <i>can be added to map of hydroperiods</i> )                                                               | D 1.1, D 4.1         |          |
| Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )                                         | D 2.2, D 5.2         |          |
| Map of the contributing basin                                                                                                   | D 4.3, D 5.3         |          |
| 1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat | H 2.1, H 2.2, H 2.3  |          |
| Screen capture of map of 303(d) listed waters in basin (from Ecology website)                                                   | D 3.1, D 3.2         |          |
| Screen capture of list of TMDLs for WRIA in which unit is found (from web)                                                      | D 3.3                |          |

## DEPRESSIONAL AND FLATS WETLANDS

### Water Quality Functions - Indicators that the site functions to improve water quality

#### D 1.0 Does the site have the potential to improve water quality?

##### D 1.1 What are the characteristics of surface water outflows from the wetland?

|                                                                                                   |            |                 |
|---------------------------------------------------------------------------------------------------|------------|-----------------|
| Wetland has no surface water outlet.                                                              | points = 3 |                 |
| Wetland has an intermittently flowing, or highly constricted, outlet.                             | points = 2 |                 |
| Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing | points = 1 |                 |
| Wetland is a flat depression whose outlet is a permanently flowing ditch.                         | points = 1 | <b>Score: 2</b> |

##### D 1.2 Is the soil 2 in. below the surface a true clay or organic soil?

|                                                               |            |                 |
|---------------------------------------------------------------|------------|-----------------|
| Mapped as true clay or organic (muck or peat)                 | points = 4 |                 |
| Soil texture identified as clay or organic in field           | points = 4 |                 |
| Soil texture identified as clay or organic by laboratory test | points = 4 |                 |
| None of the above                                             | points = 0 | <b>Score: 0</b> |

##### D 1.3 What are the characteristics and distribution of persistent plants?

|                                                        |            |                 |
|--------------------------------------------------------|------------|-----------------|
| Wetland has persistent, ungrazed, plants > 95% of area | points = 5 |                 |
| Wetland has persistent, ungrazed, plants > 50% of area | points = 3 |                 |
| Wetland has persistent, ungrazed plants > 10% of area  | points = 1 |                 |
| Wetland has persistent, ungrazed plants < 10% of area  | points = 0 | <b>Score: 5</b> |

##### D 1.4 What are the characteristics of seasonal ponding or inundation in the wetland area?

|                                                                   |            |                 |
|-------------------------------------------------------------------|------------|-----------------|
| Area seasonally ponded is > 50% total area of wetland             | points = 4 |                 |
| Area seasonally ponded is equal to or > 25% total area of wetland | points = 2 |                 |
| Area seasonally ponded is < 25% total area of wetland             | points = 0 | <b>Score: 0</b> |

**Total for D 1:** 7

#### Rating of Site Potential

[ ] 12-16 = H [X] 6-11 = M [ ] 0-5 = L

*Record the rating on the first page*

#### D 2.0 Does the landscape have the potential to support the water quality function of the site?

##### D 2.1 Does the wetland unit receive stormwater discharges?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 1</b> |

##### D 2.2 Is >10% of the area within 150ft of the wetland in land uses that generate pollutants in surface runoff?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 1</b> |

##### D 2.3 Are there septic systems within 250ft of the wetland?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 1</b> |

##### D 2.4 Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 0</b> |

**Wetland name or number:** Wetland A

|                                                                                |                                                                                          |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>D 2.5</b> What are the other sources of pollutants coming into the wetland? |                                                                                          |
|                                                                                | <b>Total for D 2:</b> <span style="border: 1px solid black; padding: 2px 10px;">3</span> |

**Rating of Landscape Potential**                      ☒ 3-4 = H ☐ 1-2 = M ☐ 0 = L                      *Record the rating on the first page*

|                                                                                                                                            |            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>D 3.0</b> Is the water quality improvement provided by the site valuable to society?                                                    |            |                 |
| <b>D 3.1</b> Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>D 3.2</b> Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?                                       |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>D 3.3</b> Has the site been identified in a watershed or local plan as important for maintaining water quality?                         |            |                 |
| Yes                                                                                                                                        | points = 2 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>Total for D 3:</b>                                                                                                                      |            | <b>0</b>        |

**Rating of Value**                                      ☐ 2-4 = H ☐ 1 = M ☒ 0 = L                      *Record the rating on the first page*

## **DEPRESSIONAL AND FLATS WETLANDS**

**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation

|                                                                                                   |            |                 |
|---------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>D 4.0</b> Does the site have the potential to reduce flooding and erosion?                     |            |                 |
| <b>D 4.1</b> What are the characteristics of surface water outflows from the wetland?             |            |                 |
| Wetland has no surface water outlet.                                                              | points = 4 |                 |
| Wetland has an intermittently flowing, or highly constricted, outlet.                             | points = 2 |                 |
| Wetland is a flat depression whose outlet is a permanently flowing ditch.                         | points = 1 |                 |
| Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing | points = 0 | <b>Score: 2</b> |
| <b>D 4.2</b> What is the depth of storage during the wet periods?                                 |            |                 |
| Marks of ponding are 3ft or more above the surface or bottom of the outlet.                       | points = 7 |                 |
| Marks of ponding are between 2ft to <3ft from the surface or bottom of the outlet.                | points = 5 |                 |
| Marks of ponding are at least 0.5ft to <2ft from the surface or the bottom of the outlet.         | points = 3 |                 |
| The wetland is a "headwater" wetland.                                                             | points = 3 |                 |
| The wetland is flat but has small depressions on the surface that trap water.                     | points = 1 |                 |
| Marks of ponding are less than 0.5ft (6in).                                                       | points = 0 | <b>Score: 0</b> |

**Wetland name or number:** Wetland A

|                                                                                          |            |                 |
|------------------------------------------------------------------------------------------|------------|-----------------|
| <b>D 4.3</b> <u>What is the contribution of the wetland to storage in the watershed?</u> |            |                 |
| The area of the basin is less than 10 times the area of the unit                         | points = 5 |                 |
| The area of the basin is 10 to 100 times the area of the unit                            | points = 3 |                 |
| The area of the basin is more than 100 times the area of the unit                        | points = 0 |                 |
| Entire wetland is in the Flats class                                                     | points = 5 | <b>Score: 3</b> |
| <b>Total for D 4:</b>                                                                    |            | <b>5</b>        |

**Rating of Site Potential**

☐ 12-16 = H ☐ 6-11 = M ☒ 0-5 = L

*Record the rating on the first page*

|                                                                                                                       |            |                 |
|-----------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>D 5.0</b> Does the landscape have the potential to support hydrologic functions of the site?                       |            |                 |
| <b>D 5.1</b> <u>Does the wetland unit receive stormwater discharges?</u>                                              |            |                 |
| Yes                                                                                                                   | points = 1 |                 |
| No                                                                                                                    | points = 0 | <b>Score: 1</b> |
| <b>D 5.2</b> <u>Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</u>     |            |                 |
| Yes                                                                                                                   | points = 1 |                 |
| No                                                                                                                    | points = 0 | <b>Score: 1</b> |
| <b>D 5.3</b> <u>Is more than 25% of the contributing basin of the wetland covered with intensive human land uses?</u> |            |                 |
| Yes                                                                                                                   | points = 1 |                 |
| No                                                                                                                    | points = 0 | <b>Score: 0</b> |
| <b>Total for D 5:</b>                                                                                                 |            | <b>2</b>        |

**Rating of Landscape Potential**

☐ 3 = H ☒ 1-2 = M ☐ 0 = L

*Record the rating on the first page*

|                                                                                                                                       |            |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>D 6.0</b> Are the hydrologic functions provided by the site valuable to society?                                                   |            |                 |
| <b>D 6.1</b> <u>Is the wetland in a landscape that has flooding problems?</u>                                                         |            |                 |
| Flooding occurs in a sub-basin that is immediately down-gradient of the wetland.                                                      | points = 2 |                 |
| Surface flooding problems are in a sub-basin farther down-gradient.                                                                   | points = 1 |                 |
| Flooding from groundwater is an issue in the basin.                                                                                   | points = 1 |                 |
| The existing or potential outflow from the wetland is so constrained that water cannot reach areas that flood.                        | points = 0 |                 |
| There are no problems with flooding downstream of the wetland.                                                                        | points = 0 | <b>Score: 2</b> |
| <b>D 6.2</b> <u>Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</u> |            |                 |
| Yes                                                                                                                                   | points = 2 |                 |
| No                                                                                                                                    | points = 0 | <b>Score: 0</b> |
| <b>Total for D 6:</b>                                                                                                                 |            | <b>2</b>        |

**Rating of Value**

☒ 2-4 = H ☐ 1 = M ☐ 0 = L

*Record the rating on the first page*

## HABITAT FUNCTIONS

**These questions apply to wetlands of all HGM classes** - Indicators that the site functions to provide important habitat

### H 1.0 Does the wetland have the potential to provide habitat for many species?

#### H 1.1 What is the structure of the plant community?

- ☐ Aquatic Bed
- ☐ Emergent
- ☒ Scrub-shrub
- ☒ Forested
- ☒ Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

4 structures or more points = 4

3 structures points = 2

2 structures points = 1

1 structure points = 0

No structures present points = 0

**Score: 2**

#### H 1.2 What are the hydroperiods that meet the size thresholds in the wetland?

- ☐ Permanently flooded or inundated
- ☐ Seasonally flooded or inundated
- ☒ Occasionally flooded or inundated
- ☒ Saturated only
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☒ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland
- ☐ Freshwater Tidal wetland

4 or more types present points = 3

3 types present or Lake Fringe / Freshwater Tidal Fringe points = 2

2 types present points = 1

1 type present points = 0

None present points = 0

**Score: 2**

#### H 1.3 What is the richness of the plant species in the wetland?

>19 species points = 2

5-19 species points = 1

<5 species points = 0

**Score: 2**

**Wetland name or number:** Wetland A

|                                                                                                                                                                                                                                                            |            |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 1.4</b> <u>What is the interspersation of habitats?</u>                                                                                                                                                                                               |            |                 |
| High                                                                                                                                                                                                                                                       | points = 3 |                 |
| Moderate                                                                                                                                                                                                                                                   | points = 2 |                 |
| Low                                                                                                                                                                                                                                                        | points = 1 |                 |
| None                                                                                                                                                                                                                                                       | points = 0 | <b>Score: 2</b> |
| <b>H 1.5</b> <u>What are the special habitat features in the wetland?</u>                                                                                                                                                                                  |            |                 |
| <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (>4in diameter and 6ft long).                                                                                                                                           |            |                 |
| <input checked="" type="checkbox"/> Standing snags (dbh >4in) within the wetland                                                                                                                                                                           |            |                 |
| <input type="checkbox"/> Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)                        |            |                 |
| <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) |            |                 |
| <input type="checkbox"/> At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)                                                   |            |                 |
| <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)                                                                                                                 |            |                 |
| 6 habitats selected                                                                                                                                                                                                                                        | points = 6 |                 |
| 5 habitats selected                                                                                                                                                                                                                                        | points = 5 |                 |
| 4 habitats selected                                                                                                                                                                                                                                        | points = 4 |                 |
| 3 habitats selected                                                                                                                                                                                                                                        | points = 3 |                 |
| 2 habitats selected                                                                                                                                                                                                                                        | points = 2 |                 |
| 1 habitat selected                                                                                                                                                                                                                                         | points = 1 |                 |
| No habitats selected                                                                                                                                                                                                                                       | points = 0 | <b>Score: 2</b> |
| <b>Total for H 1:</b>                                                                                                                                                                                                                                      |            | <b>10</b>       |

**Rating of Site Potential**

[ ] 15-18 = H [X] 7-14 = M [ ] 0-6 = L

*Record the rating on the first page*

**H 2.0 Does the landscape have the potential to support habitat functions of the site?**

|                                                                                                  |            |                 |
|--------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 2.1</b> <u>What is the percentage of accessible habitat within 1km of the wetland?</u>      |            |                 |
| >33% of 1km Polygon                                                                              | points = 3 |                 |
| 20-33% of 1km Polygon                                                                            | points = 2 |                 |
| 10-19% of 1km Polygon                                                                            | points = 1 |                 |
| <10% of 1km Polygon                                                                              | points = 0 | <b>Score: 3</b> |
| <b>H 2.2</b> <u>What is the percentage of total habitat in a 1km polygon around the wetland?</u> |            |                 |
| Total habitat is >50% of the Polygon                                                             | points = 3 |                 |
| Total habitat is 10-50% of the Polygon and in 1-3 patches                                        | points = 2 |                 |
| Total habitat is 10-50% of the Polygon and in >3 patches                                         | points = 1 |                 |
| Total habitat is <10% of the Polygon                                                             | points = 0 | <b>Score: 1</b> |

**Wetland name or number:** Wetland A

|                                                                 |             |                 |
|-----------------------------------------------------------------|-------------|-----------------|
| <b>H 2.3</b> What is the land use intensity in the 1km polygon? |             |                 |
| 50% of the Polygon is high intensity land use                   | points = -2 |                 |
| <50% of the Polygon is high intensity land use                  | points = 0  | <b>Score: 0</b> |
| <b>Total for H 2:</b>                                           |             | <b>4</b>        |

**Rating of Landscape Potential**

[X] 4-6 = H [ ] 1-3 = M [ ] 0 = L

*Record the rating on the first page*

**H 3.0 Is the habitat provided by the site valuable to society?**

|                                                                                                        |            |                 |
|--------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 3.1</b> Does the site provide habitat for species valued in laws, regulations, or policies?       |            |                 |
| <input type="checkbox"/> Aspen Stands                                                                  |            |                 |
| <input type="checkbox"/> Biodiversity Areas and Corridors                                              |            |                 |
| <input type="checkbox"/> Herbaceous Balds                                                              |            |                 |
| <input type="checkbox"/> Old-growth/Mature Forests                                                     |            |                 |
| <input type="checkbox"/> Oregon White Oak                                                              |            |                 |
| <input checked="" type="checkbox"/> Riparian                                                           |            |                 |
| <input type="checkbox"/> Westside Prairie                                                              |            |                 |
| <input type="checkbox"/> Fresh Deepwater                                                               |            |                 |
| <input checked="" type="checkbox"/> Instream                                                           |            |                 |
| <input type="checkbox"/> Nearshore (Coastal, Open Coast, Puget Sound)                                  |            |                 |
| <input type="checkbox"/> Caves                                                                         |            |                 |
| <input type="checkbox"/> Cliffs                                                                        |            |                 |
| <input checked="" type="checkbox"/> Snags and Logs                                                     |            |                 |
| <input type="checkbox"/> Talus                                                                         |            |                 |
| <b>The following criteria automatically score 2 points:</b>                                            |            |                 |
| <input type="checkbox"/> The wetland provides habitat for Threatened or Endangered species             |            |                 |
| <input type="checkbox"/> The wetland is mapped as a location for an individual WDFW priority species   |            |                 |
| <input type="checkbox"/> The wetland is a Wetland of High Conservation Value                           |            |                 |
| <input type="checkbox"/> The wetland has been categorized as an important habitat site in a local plan |            |                 |
| The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value | points = 2 |                 |
| The site has 1 or 2 WDFW priority habitats within 100m                                                 | points = 1 |                 |
| The site does not meet any of the criteria for societal value                                          | points = 0 | <b>Score: 2</b> |
| <b>Total for H 3:</b>                                                                                  |            | <b>2</b>        |

**Rating of Value**

[X] 2 = H [ ] 1 = M [ ] 0 = L

*Record the rating on the first page*

## **CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

### **SC 1.0 Estuarine Wetlands**

#### **SC 1.1** Does the wetland meet all of the following criteria for Estuarine wetlands?

- ☐ The dominant water regime is tidal
- ☐ The wetland is vegetated
- ☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland

**Result:**

#### **SC 1.2** Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3

**Result:**

#### **SC 1.3** Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.
- ☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or ungrazed or un-mowed grassland
- ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland

**Result:**

### **SC 2.0 Wetlands of High Conservation Value**

#### **SC 2.1** Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2

**Result:**

#### **SC 2.2** Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value

**Result:**

**Wetland name or number:** Wetland A

### SC 3.0 Bogs

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 3.1</b> <u>Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?</u></p> <p>Yes - Go to SC 3.3<br/>No - Go to SC 3.2</p>                                                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.2</b> <u>Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</u></p> <p>Yes - Go to SC 3.3<br/>No - Not a Bog Wetland</p>                                                                                                                                    | <p><b>Result:</b></p> |
| <p><b>SC 3.3</b> <u>Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Go to SC 3.4</p>                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.4</b> <u>Is an area with peats or mucks forested (&gt;30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Not a Bog Wetland</p> | <p><b>Result:</b></p> |

### SC 4.0 Forested Wetlands

|                                                                                                                                                                                                                                                                                                          |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 4.1</b> <u>Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?</u></p> <p><input type="checkbox"/> Old-growth forests<br/><input type="checkbox"/> Mature forests</p> <p>Yes - Category I Forested Wetland<br/>No - Not a Forested Wetland</p> | <p><b>Result:</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

**Wetland name or number:** Wetland A

### SC 5.0 Wetlands in Coastal Lagoons

|                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 5.1</b> <u>Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</u>                                                                                                         |  |
| <input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks                                          |  |
| <input type="checkbox"/> The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom) |  |
| <input type="checkbox"/> The lagoon retains some of its surface water at low tide during spring tides                                                                                                                               |  |
| Yes - Go to SC 5.2                                                                                                                                                                                                                  |  |
| No - Not a Coastal Lagoon Wetland                                                                                                                                                                                                   |  |
| <b>Result:</b>                                                                                                                                                                                                                      |  |

|                                                                                                                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 5.2</b> <u>Does the wetland meet all of the following three conditions?</u>                                                                                                                                      |  |
| <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species). |  |
| <input type="checkbox"/> At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland.                                                                     |  |
| <input type="checkbox"/> the wetland is larger than 0.10ac (4350 sqft)                                                                                                                                                 |  |
| Yes - Category I Coastal Lagoon                                                                                                                                                                                        |  |
| No - Category II Coastal Lagoon                                                                                                                                                                                        |  |
| <b>Result:</b>                                                                                                                                                                                                         |  |

### SC 6.0 Interdunal Wetlands

|                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.1</b> <u>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?</u> |  |
| Yes - Go to SC 6.2                                                                                                     |  |
| No - Not an Interdunal Wetland                                                                                         |  |
| <b>Result:</b>                                                                                                         |  |

|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.2</b> <u>Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?</u> |  |
| Wetland is larger than 1ac in size - Go to SC 6.3                                                     |  |
| Wetland is a mosaic larger than 1ac is size - Category II Interdunal Wetland                          |  |
| No - Go to SC 6.4                                                                                     |  |
| <b>Result:</b>                                                                                        |  |

|                                                                                      |  |
|--------------------------------------------------------------------------------------|--|
| <b>SC 6.3</b> <u>Does the wetland score 8 or 9 points for the habitat functions?</u> |  |
| Yes - Category I Interdunal Wetland                                                  |  |
| No - Category II Interdunal Wetland                                                  |  |
| <b>Result:</b>                                                                       |  |

|                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.4</b> <u>Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?</u> |  |
| Yes - Category III Interdunal Wetland                                                                                             |  |
| No - Category IV Interdunal Wetland                                                                                               |  |
| <b>Result:</b>                                                                                                                    |  |

Wetland name or number: Wetland A

|                                                                          |                                       |
|--------------------------------------------------------------------------|---------------------------------------|
| <b>Category of wetland based on Special Characteristics</b>              | <b>Final Category: Not Applicable</b> |
| If you answered No for all types, enter "Not Applicable" on Summary Form |                                       |

Wetland name or number: Wetland B

# RATING SUMMARY - Western Washington

Name of wetland (or ID#): Wetland B Date of site visit: 01/29/2025

Rated By: Amanda Weiss Trained by Ecology? Yes ☒ No ☐ Date of Training: 10/01/2020

HGM Class used for rating: Slope

Wetland has multiple HGM classes? Yes ☐ No ☒

NOTE: Form is not complete without the figures requested (*figures can be combined*).

Source of base aerial photo/map: Google Maps

OVERALL WETLAND CATEGORY: [Category III] (based on functions ☒ or special characteristics ☐)

## 1. Category of wetland based on FUNCTIONS

☐ Category I - Total score = 23 - 27

☐ Category II - Total score = 20 - 22

☒ Category III - Total score = 16 - 19

☐ Category IV - Total score = 9 - 15

| FUNCTION               | Improving Water Quality | Hydrologic | Habitat |       |
|------------------------|-------------------------|------------|---------|-------|
| Site Potential         | L                       | M          | L       |       |
| Landscape Potential    | M                       | L          | H       |       |
| Value                  | L                       | H          | M       | Total |
| Score Based on Ratings | 4                       | 6          | 6       | 16    |

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

| CHARACTERISTIC                     | CATEGORY       |
|------------------------------------|----------------|
| Estuarine                          |                |
| Wetland of High Conservation Value |                |
| Bog                                |                |
| Forested                           |                |
| Coastal Lagoon                     |                |
| Interdunal                         |                |
| None of the above                  | Not Applicable |

**Wetland name or number:** Wetland B

**Maps and figures required to answer questions correctly for Western Washington**

Slope Wetlands

| Map of:                                                                                                                         | To answer questions: | Figure # |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|
| Cowardin plant classes                                                                                                          | H 1.1, H 1.4         |          |
| Hydroperiods                                                                                                                    | H 1.2                |          |
| Plant cover of dense trees, shrubs, and herbaceous plants                                                                       | S 1.3                |          |
| Plant cover of dense, rigid trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )                        | S 4.1                |          |
| Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )                                         | S 2.1, S 5.1         |          |
| 1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat | H 2.1, H 2.2, H 2.3  |          |
| Screen capture of map of 303(d) listed waters in basin (from Ecology website)                                                   | S 3.1, S 3.2         |          |
| Screen capture of list of TMDLs for WRIA in which unit is found (from web)                                                      | S 3.3                |          |

Wetland name or number: Wetland B

## SLOPE WETLANDS

### Water Quality Functions - Indicators that the site functions to improve water quality

#### S 1.0 Does the site have the potential to improve water quality?

##### S 1.1 What are the characteristics of the average slope of the wetland?

|                          |            |                 |
|--------------------------|------------|-----------------|
| Slope is 1% or less      | points = 3 |                 |
| Slope is >1%-2%          | points = 2 |                 |
| Slope is >2%-5%          | points = 1 |                 |
| Slope is greater than 5% | points = 0 | <b>Score: 1</b> |

##### S 1.2 What is the soil 2in below the surface or duff layer?

|                                                               |            |                 |
|---------------------------------------------------------------|------------|-----------------|
| Mapped as true clay or organic (muck or peat)                 | points = 3 |                 |
| Soil texture identified as clay or organic in field           | points = 3 |                 |
| Soil texture identified as clay or organic by laboratory test | points = 3 |                 |
| None of the above                                             | points = 0 | <b>Score: 0</b> |

##### S 1.3 Characteristics of the plants in the wetland that trap sediments and pollutants

|                                                                |            |                 |
|----------------------------------------------------------------|------------|-----------------|
| Dense, uncut, herbaceous plants cover >90% of the wetland area | points = 6 |                 |
| Dense, uncut, herbaceous plants cover >50% of the wetland area | points = 3 |                 |
| Dense, woody, plants cover >50% of the wetland area            | points = 2 |                 |
| Dense, uncut, herbaceous plants cover >25% of the wetland area | points = 1 |                 |
| Does not meet any of the criteria above for plants             | points = 0 | <b>Score: 2</b> |

**Total for S 1:** **3**

**Rating of Site Potential**

[ ] 12-16 = H [ ] 6-11 = M [X] 0-5 = L

*Record the rating on the first page*

#### S 2.0 Does the landscape have the potential to support the water quality function of the site?

##### S 2.1 Is >10% of the area within 150ft on the uphill side of the wetland in land uses that generate pollutants?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 1</b> |

##### S 2.2 Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 0</b> |

##### S 2.3 What are the other sources of pollutants coming into the wetland?

**Total for S 2:** **1**

**Rating of Landscape Potential**

[ ] 3-4 = H [X] 1-2 = M [ ] 0 = L

*Record the rating on the first page*

Wetland name or number: Wetland B

|                                                                                                                                            |            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 3.0 Is the water quality improvement provided by the site valuable to society?</b>                                                    |            |                 |
| <b>S 3.1</b> Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>S 3.2</b> Is the wetland in a basin or sub-basin where water quality is an issue?                                                       |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>S 3.3</b> Has the site been identified in a watershed or local plan as important for maintaining water quality?                         |            |                 |
| Yes                                                                                                                                        | points = 2 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>Total for S 3:</b>                                                                                                                      |            | <b>0</b>        |

Rating of Value

[ ] 2-4 = H [ ] 1 = M [X] 0 = L

Record the rating on the first page

|                                                                                                                  |            |                 |
|------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b><u>SLOPE WETLANDS</u></b>                                                                                     |            |                 |
| <b>Hydrologic Functions</b> - Indicators that the site functions to reduce flooding and stream degradation       |            |                 |
| <b>S 4.0 Does the site have the potential to reduce flooding and erosion?</b>                                    |            |                 |
| <b>S 4.1</b> What are the characteristics of the plants that reduce the velocity of surface flows during storms? |            |                 |
| Dense, uncut, rigid plants cover >90% of the wetland area                                                        | points = 1 |                 |
| All other conditions                                                                                             | points = 0 | <b>Score: 1</b> |
| <b>Total for S 4:</b>                                                                                            |            | <b>1</b>        |

Rating of Site Potential

[X] 1 = M [ ] 0 = L

Record the rating on the first page

|                                                                                                                                       |            |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 5.0 Does the landscape have the potential to support the hydrologic functions of the site?</b>                                   |            |                 |
| <b>S 5.1</b> Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? |            |                 |
| Yes                                                                                                                                   | points = 1 |                 |
| No                                                                                                                                    | points = 0 | <b>Score: 0</b> |
| <b>Total for S 5:</b>                                                                                                                 |            | <b>0</b>        |

Rating of Landscape Potential

[ ] 1 = M [X] 0 = L

Record the rating on the first page

Wetland name or number: Wetland B

|                                                                                                                                       |            |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 6.0 Are the hydrologic functions provided by the site valuable to society?</b>                                                   |            |                 |
| <b>S 6.1</b> <u>Is the wetland in a landscape that has flooding problems?</u>                                                         |            |                 |
| Flooding occurs in a sub-basin that is immediately down-gradient of wetland.                                                          | points = 2 |                 |
| Surface flooding problems are in a sub-basin farther down-gradient.                                                                   | points = 1 |                 |
| There are no problems with flooding downstream of the wetland                                                                         | points = 0 | <b>Score: 2</b> |
| <b>S 6.2</b> <u>Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</u> |            |                 |
| Yes                                                                                                                                   | points = 2 |                 |
| No                                                                                                                                    | points = 0 | <b>Score: 0</b> |
| <b>Total for S 6:</b>                                                                                                                 |            | <b>2</b>        |

Rating of Value

☒ 2-4 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

## HABITAT FUNCTIONS

**These questions apply to wetlands of all HGM classes** - Indicators that the site functions to provide important habitat

### H 1.0 Does the wetland have the potential to provide habitat for many species?

#### H 1.1 What is the structure of the plant community?

- ☐ Aquatic Bed
- ☐ Emergent
- ☒ Scrub-shrub
- ☒ Forested
- ☒ Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

4 structures or more points = 4

3 structures points = 2

2 structures points = 1

1 structure points = 0

No structures present points = 0

**Score: 2**

#### H 1.2 What are the hydroperiods that meet the size thresholds in the wetland?

- ☐ Permanently flooded or inundated
- ☐ Seasonally flooded or inundated
- ☐ Occasionally flooded or inundated
- ☒ Saturated only
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland
- ☐ Freshwater Tidal wetland

4 or more types present points = 3

3 types present or Lake Fringe / Freshwater Tidal Fringe points = 2

2 types present points = 1

1 type present points = 0

None present points = 0

**Score: 0**

#### H 1.3 What is the richness of the plant species in the wetland?

>19 species points = 2

5-19 species points = 1

<5 species points = 0

**Score: 1**

**Wetland name or number:** Wetland B

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 1.4</b> <u>What is the interspersation of habitats?</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                 |
| High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | points = 3 |                 |
| Moderate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | points = 2 |                 |
| Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 1 |                 |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | points = 0 | <b>Score: 2</b> |
| <b>H 1.5</b> <u>What are the special habitat features in the wetland?</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                 |
| <input type="checkbox"/> Large, downed, woody debris within the wetland (>4in diameter and 6ft long).<br><input type="checkbox"/> Standing snags (dbh >4in) within the wetland<br><input type="checkbox"/> Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)<br><input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)<br><input type="checkbox"/> At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)<br><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata) |            |                 |
| 6 habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 6 |                 |
| 5 habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 5 |                 |
| 4 habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 4 |                 |
| 3 habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 3 |                 |
| 2 habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | points = 2 |                 |
| 1 habitat selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | points = 1 |                 |
| No habitats selected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | points = 0 | <b>Score:</b>   |
| <b>Total for H 1:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | <b>5</b>        |

**Rating of Site Potential**

[ ] 15-18 = H [ ] 7-14 = M [X] 0-6 = L

*Record the rating on the first page*

**H 2.0 Does the landscape have the potential to support habitat functions of the site?**

|                                                                                                  |            |                 |
|--------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 2.1</b> <u>What is the percentage of accessible habitat within 1km of the wetland?</u>      |            |                 |
| >33% of 1km Polygon                                                                              | points = 3 |                 |
| 20-33% of 1km Polygon                                                                            | points = 2 |                 |
| 10-19% of 1km Polygon                                                                            | points = 1 |                 |
| <10% of 1km Polygon                                                                              | points = 0 | <b>Score: 3</b> |
| <b>H 2.2</b> <u>What is the percentage of total habitat in a 1km polygon around the wetland?</u> |            |                 |
| Total habitat is >50% of the Polygon                                                             | points = 3 |                 |
| Total habitat is 10-50% of the Polygon and in 1-3 patches                                        | points = 2 |                 |
| Total habitat is 10-50% of the Polygon and in >3 patches                                         | points = 1 |                 |
| Total habitat is <10% of the Polygon                                                             | points = 0 | <b>Score: 1</b> |

Wetland name or number: Wetland B

|                                                                 |             |                 |
|-----------------------------------------------------------------|-------------|-----------------|
| <b>H 2.3</b> What is the land use intensity in the 1km polygon? |             |                 |
| 50% of the Polygon is high intensity land use                   | points = -2 |                 |
| <50% of the Polygon is high intensity land use                  | points = 0  | <b>Score: 0</b> |
| <b>Total for H 2:</b>                                           |             | <b>4</b>        |

Rating of Landscape Potential

[X] 4-6 = H [ ] 1-3 = M [ ] 0 = L

Record the rating on the first page

**H 3.0** Is the habitat provided by the site valuable to society?

|                                                                                                        |            |                 |
|--------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 3.1</b> Does the site provide habitat for species valued in laws, regulations, or policies?       |            |                 |
| <input type="checkbox"/> Aspen Stands                                                                  |            |                 |
| <input type="checkbox"/> Biodiversity Areas and Corridors                                              |            |                 |
| <input type="checkbox"/> Herbaceous Balds                                                              |            |                 |
| <input checked="" type="checkbox"/> Old-growth/Mature Forests                                          |            |                 |
| <input type="checkbox"/> Oregon White Oak                                                              |            |                 |
| <input type="checkbox"/> Riparian                                                                      |            |                 |
| <input type="checkbox"/> Westside Prairie                                                              |            |                 |
| <input type="checkbox"/> Fresh Deepwater                                                               |            |                 |
| <input type="checkbox"/> Instream                                                                      |            |                 |
| <input type="checkbox"/> Nearshore (Coastal, Open Coast, Puget Sound)                                  |            |                 |
| <input type="checkbox"/> Caves                                                                         |            |                 |
| <input type="checkbox"/> Cliffs                                                                        |            |                 |
| <input checked="" type="checkbox"/> Snags and Logs                                                     |            |                 |
| <input type="checkbox"/> Talus                                                                         |            |                 |
| <b>The following criteria automatically score 2 points:</b>                                            |            |                 |
| <input type="checkbox"/> The wetland provides habitat for Threatened or Endangered species             |            |                 |
| <input type="checkbox"/> The wetland is mapped as a location for an individual WDFW priority species   |            |                 |
| <input type="checkbox"/> The wetland is a Wetland of High Conservation Value                           |            |                 |
| <input type="checkbox"/> The wetland has been categorized as an important habitat site in a local plan |            |                 |
| The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value | points = 2 |                 |
| The site has 1 or 2 WDFW priority habitats within 100m                                                 | points = 1 |                 |
| The site does not meet any of the criteria for societal value                                          | points = 0 | <b>Score: 1</b> |
| <b>Total for H 3:</b>                                                                                  |            | <b>1</b>        |

Rating of Value

[ ] 2 = H [X] 1 = M [ ] 0 = L

Record the rating on the first page

## **CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

### **SC 1.0 Estuarine Wetlands**

#### **SC 1.1** Does the wetland meet all of the following criteria for Estuarine wetlands?

- ☐ The dominant water regime is tidal
- ☐ The wetland is vegetated
- ☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland

**Result:**

#### **SC 1.2** Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3

**Result:**

#### **SC 1.3** Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.
- ☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or ungrazed or un-mowed grassland
- ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland

**Result:**

### **SC 2.0 Wetlands of High Conservation Value**

#### **SC 2.1** Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2

**Result:**

#### **SC 2.2** Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value

**Result:**

**Wetland name or number:** Wetland B

### SC 3.0 Bogs

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 3.1</b> <u>Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?</u></p> <p>Yes - Go to SC 3.3<br/>No - Go to SC 3.2</p>                                                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.2</b> <u>Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</u></p> <p>Yes - Go to SC 3.3<br/>No - Not a Bog Wetland</p>                                                                                                                                    | <p><b>Result:</b></p> |
| <p><b>SC 3.3</b> <u>Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Go to SC 3.4</p>                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.4</b> <u>Is an area with peats or mucks forested (&gt;30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Not a Bog Wetland</p> | <p><b>Result:</b></p> |

### SC 4.0 Forested Wetlands

|                                                                                                                                                                                                                                                                                                          |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 4.1</b> <u>Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?</u></p> <p><input type="checkbox"/> Old-growth forests<br/><input type="checkbox"/> Mature forests</p> <p>Yes - Category I Forested Wetland<br/>No - Not a Forested Wetland</p> | <p><b>Result:</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

**Wetland name or number:** Wetland B

### SC 5.0 Wetlands in Coastal Lagoons

|                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 5.1</b> <u>Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</u>                                                                                                         |  |
| <input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks                                          |  |
| <input type="checkbox"/> The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom) |  |
| <input type="checkbox"/> The lagoon retains some of its surface water at low tide during spring tides                                                                                                                               |  |
| Yes - Go to SC 5.2                                                                                                                                                                                                                  |  |
| No - Not a Coastal Lagoon Wetland                                                                                                                                                                                                   |  |
| <b>Result:</b>                                                                                                                                                                                                                      |  |
| <b>SC 5.2</b> <u>Does the wetland meet all of the following three conditions?</u>                                                                                                                                                   |  |
| <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species).              |  |
| <input type="checkbox"/> At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland.                                                                                  |  |
| <input type="checkbox"/> the wetland is larger than 0.10ac (4350 sqft)                                                                                                                                                              |  |
| Yes - Category I Coastal Lagoon                                                                                                                                                                                                     |  |
| No - Category II Coastal Lagoon                                                                                                                                                                                                     |  |
| <b>Result:</b>                                                                                                                                                                                                                      |  |

### SC 6.0 Interdunal Wetlands

|                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.1</b> <u>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?</u>            |  |
| Yes - Go to SC 6.2                                                                                                                |  |
| No - Not an Interdunal Wetland                                                                                                    |  |
| <b>Result:</b>                                                                                                                    |  |
| <b>SC 6.2</b> <u>Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?</u>                             |  |
| Wetland is larger than 1ac in size - Go to SC 6.3                                                                                 |  |
| Wetland is a mosaic larger than 1ac is size - Category II Interdunal Wetland                                                      |  |
| No - Go to SC 6.4                                                                                                                 |  |
| <b>Result:</b>                                                                                                                    |  |
| <b>SC 6.3</b> <u>Does the wetland score 8 or 9 points for the habitat functions?</u>                                              |  |
| Yes - Category I Interdunal Wetland                                                                                               |  |
| No - Category II Interdunal Wetland                                                                                               |  |
| <b>Result:</b>                                                                                                                    |  |
| <b>SC 6.4</b> <u>Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?</u> |  |
| Yes - Category III Interdunal Wetland                                                                                             |  |
| No - Category IV Interdunal Wetland                                                                                               |  |
| <b>Result:</b>                                                                                                                    |  |

Wetland name or number: Wetland B

|                                                                          |                                       |
|--------------------------------------------------------------------------|---------------------------------------|
| <b>Category of wetland based on Special Characteristics</b>              | <b>Final Category: Not Applicable</b> |
| If you answered No for all types, enter "Not Applicable" on Summary Form |                                       |

Wetland name or number: Wetland C

# RATING SUMMARY - Western Washington

Name of wetland (or ID#): Wetland C Date of site visit: 01/29/2025

Rated By: Amanda Weiss Trained by Ecology? Yes ☒ No ☐ Date of Training: 10/01/2020

HGM Class used for rating: Slope

Wetland has multiple HGM classes? Yes ☐ No ☒

NOTE: Form is not complete without the figures requested (*figures can be combined*).

Source of base aerial photo/map: Google Maps

OVERALL WETLAND CATEGORY: [Category IV] (based on functions ☒ or special characteristics ☐)

## 1. Category of wetland based on FUNCTIONS

☐ Category I - Total score = 23 - 27

☐ Category II - Total score = 20 - 22

☐ Category III - Total score = 16 - 19

☒ Category IV - Total score = 9 - 15

| FUNCTION               | Improving Water Quality | Hydrologic | Habitat |       |
|------------------------|-------------------------|------------|---------|-------|
| Site Potential         | L                       | M          | L       |       |
| Landscape Potential    | M                       | M          | M       |       |
| Value                  | L                       | L          | M       | Total |
| Score Based on Ratings | 4                       | 5          | 5       | 14    |

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

## 2. Category based on SPECIAL CHARACTERISTICS of wetland

| CHARACTERISTIC                     | CATEGORY       |
|------------------------------------|----------------|
| Estuarine                          |                |
| Wetland of High Conservation Value |                |
| Bog                                |                |
| Forested                           |                |
| Coastal Lagoon                     |                |
| Interdunal                         |                |
| None of the above                  | Not Applicable |

**Wetland name or number:** Wetland C

**Maps and figures required to answer questions correctly for Western Washington**

Slope Wetlands

| Map of:                                                                                                                         | To answer questions: | Figure # |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|
| Cowardin plant classes                                                                                                          | H 1.1, H 1.4         |          |
| Hydroperiods                                                                                                                    | H 1.2                |          |
| Plant cover of dense trees, shrubs, and herbaceous plants                                                                       | S 1.3                |          |
| Plant cover of dense, rigid trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )                        | S 4.1                |          |
| Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )                                         | S 2.1, S 5.1         |          |
| 1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat | H 2.1, H 2.2, H 2.3  |          |
| Screen capture of map of 303(d) listed waters in basin (from Ecology website)                                                   | S 3.1, S 3.2         |          |
| Screen capture of list of TMDLs for WRIA in which unit is found (from web)                                                      | S 3.3                |          |

Wetland name or number: Wetland C

## SLOPE WETLANDS

### Water Quality Functions - Indicators that the site functions to improve water quality

#### S 1.0 Does the site have the potential to improve water quality?

##### S 1.1 What are the characteristics of the average slope of the wetland?

|                          |            |                 |
|--------------------------|------------|-----------------|
| Slope is 1% or less      | points = 3 |                 |
| Slope is >1%-2%          | points = 2 |                 |
| Slope is >2%-5%          | points = 1 |                 |
| Slope is greater than 5% | points = 0 | <b>Score: 3</b> |

##### S 1.2 What is the soil 2in below the surface or duff layer?

|                                                               |            |                 |
|---------------------------------------------------------------|------------|-----------------|
| Mapped as true clay or organic (muck or peat)                 | points = 3 |                 |
| Soil texture identified as clay or organic in field           | points = 3 |                 |
| Soil texture identified as clay or organic by laboratory test | points = 3 |                 |
| None of the above                                             | points = 0 | <b>Score: 0</b> |

##### S 1.3 Characteristics of the plants in the wetland that trap sediments and pollutants

|                                                                |            |                 |
|----------------------------------------------------------------|------------|-----------------|
| Dense, uncut, herbaceous plants cover >90% of the wetland area | points = 6 |                 |
| Dense, uncut, herbaceous plants cover >50% of the wetland area | points = 3 |                 |
| Dense, woody, plants cover >50% of the wetland area            | points = 2 |                 |
| Dense, uncut, herbaceous plants cover >25% of the wetland area | points = 1 |                 |
| Does not meet any of the criteria above for plants             | points = 0 | <b>Score: 2</b> |

**Total for S 1:** **5**

**Rating of Site Potential**

[ ] 12-16 = H [ ] 6-11 = M [X] 0-5 = L

*Record the rating on the first page*

#### S 2.0 Does the landscape have the potential to support the water quality function of the site?

##### S 2.1 Is >10% of the area within 150ft on the uphill side of the wetland in land uses that generate pollutants?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 1</b> |

##### S 2.2 Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1?

|     |            |                 |
|-----|------------|-----------------|
| Yes | points = 1 |                 |
| No  | points = 0 | <b>Score: 0</b> |

##### S 2.3 What are the other sources of pollutants coming into the wetland?

**Total for S 2:** **1**

**Rating of Landscape Potential**

[ ] 3-4 = H [X] 1-2 = M [ ] 0 = L

*Record the rating on the first page*

Wetland name or number: Wetland C

|                                                                                                                                            |            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 3.0 Is the water quality improvement provided by the site valuable to society?</b>                                                    |            |                 |
| <b>S 3.1</b> Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>S 3.2</b> Is the wetland in a basin or sub-basin where water quality is an issue?                                                       |            |                 |
| Yes                                                                                                                                        | points = 1 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>S 3.3</b> Has the site been identified in a watershed or local plan as important for maintaining water quality?                         |            |                 |
| Yes                                                                                                                                        | points = 2 |                 |
| No                                                                                                                                         | points = 0 | <b>Score: 0</b> |
| <b>Total for S 3:</b>                                                                                                                      |            | <b>0</b>        |

Rating of Value

[ ] 2-4 = H [ ] 1 = M [X] 0 = L

Record the rating on the first page

## **SLOPE WETLANDS**

**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation

|                                                                                                                  |            |                 |
|------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 4.0 Does the site have the potential to reduce flooding and erosion?</b>                                    |            |                 |
| <b>S 4.1</b> What are the characteristics of the plants that reduce the velocity of surface flows during storms? |            |                 |
| Dense, uncut, rigid plants cover >90% of the wetland area                                                        | points = 1 |                 |
| All other conditions                                                                                             | points = 0 | <b>Score: 1</b> |
| <b>Total for S 4:</b>                                                                                            |            | <b>1</b>        |

Rating of Site Potential

[X] 1 = M [ ] 0 = L

Record the rating on the first page

|                                                                                                                                       |            |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 5.0 Does the landscape have the potential to support the hydrologic functions of the site?</b>                                   |            |                 |
| <b>S 5.1</b> Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? |            |                 |
| Yes                                                                                                                                   | points = 1 |                 |
| No                                                                                                                                    | points = 0 | <b>Score: 1</b> |
| <b>Total for S 5:</b>                                                                                                                 |            | <b>1</b>        |

Rating of Landscape Potential

[X] 1 = M [ ] 0 = L

Record the rating on the first page

Wetland name or number: Wetland C

|                                                                                                                                       |            |                 |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>S 6.0 Are the hydrologic functions provided by the site valuable to society?</b>                                                   |            |                 |
| <b>S 6.1</b> <u>Is the wetland in a landscape that has flooding problems?</u>                                                         |            |                 |
| Flooding occurs in a sub-basin that is immediately down-gradient of wetland.                                                          | points = 2 |                 |
| Surface flooding problems are in a sub-basin farther down-gradient.                                                                   | points = 1 |                 |
| There are no problems with flooding downstream of the wetland                                                                         | points = 0 | <b>Score: 0</b> |
| <b>S 6.2</b> <u>Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</u> |            |                 |
| Yes                                                                                                                                   | points = 2 |                 |
| No                                                                                                                                    | points = 0 | <b>Score: 0</b> |
| <b>Total for S 6:</b>                                                                                                                 |            | <b>0</b>        |

Rating of Value

[ ] 2-4 = H [ ] 1 = M [X] 0 = L

Record the rating on the first page

## HABITAT FUNCTIONS

**These questions apply to wetlands of all HGM classes** - Indicators that the site functions to provide important habitat

### H 1.0 Does the wetland have the potential to provide habitat for many species?

#### H 1.1 What is the structure of the plant community?

- ☐ Aquatic Bed
- ☐ Emergent
- ☒ Scrub-shrub
- ☒ Forested
- ☐ Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

|                       |            |                 |
|-----------------------|------------|-----------------|
| 4 structures or more  | points = 4 |                 |
| 3 structures          | points = 2 |                 |
| 2 structures          | points = 1 |                 |
| 1 structure           | points = 0 |                 |
| No structures present | points = 0 | <b>Score: 1</b> |

#### H 1.2 What are the hydroperiods that meet the size thresholds in the wetland?

- ☐ Permanently flooded or inundated
- ☐ Seasonally flooded or inundated
- ☐ Occasionally flooded or inundated
- ☒ Saturated only
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland
- ☐ Freshwater Tidal wetland

|                                                          |            |                 |
|----------------------------------------------------------|------------|-----------------|
| 4 or more types present                                  | points = 3 |                 |
| 3 types present or Lake Fringe / Freshwater Tidal Fringe | points = 2 |                 |
| 2 types present                                          | points = 1 |                 |
| 1 type present                                           | points = 0 |                 |
| None present                                             | points = 0 | <b>Score: 0</b> |

#### H 1.3 What is the richness of the plant species in the wetland?

|              |            |                 |
|--------------|------------|-----------------|
| >19 species  | points = 2 |                 |
| 5-19 species | points = 1 |                 |
| <5 species   | points = 0 | <b>Score: 1</b> |

**Wetland name or number:** Wetland C

|                                                                                                                                                                                                                                                            |            |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 1.4 What is the interspersation of habitats?</b>                                                                                                                                                                                                      |            |                 |
| High                                                                                                                                                                                                                                                       | points = 3 |                 |
| Moderate                                                                                                                                                                                                                                                   | points = 2 |                 |
| Low                                                                                                                                                                                                                                                        | points = 1 |                 |
| None                                                                                                                                                                                                                                                       | points = 0 | <b>Score: 1</b> |
| <b>H 1.5 What are the special habitat features in the wetland?</b>                                                                                                                                                                                         |            |                 |
| <input type="checkbox"/> Large, downed, woody debris within the wetland (>4in diameter and 6ft long).                                                                                                                                                      |            |                 |
| <input checked="" type="checkbox"/> Standing snags (dbh >4in) within the wetland                                                                                                                                                                           |            |                 |
| <input type="checkbox"/> Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)                        |            |                 |
| <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) |            |                 |
| <input type="checkbox"/> At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)                                                   |            |                 |
| <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)                                                                                                                 |            |                 |
| 6 habitats selected                                                                                                                                                                                                                                        | points = 6 |                 |
| 5 habitats selected                                                                                                                                                                                                                                        | points = 5 |                 |
| 4 habitats selected                                                                                                                                                                                                                                        | points = 4 |                 |
| 3 habitats selected                                                                                                                                                                                                                                        | points = 3 |                 |
| 2 habitats selected                                                                                                                                                                                                                                        | points = 2 |                 |
| 1 habitat selected                                                                                                                                                                                                                                         | points = 1 |                 |
| No habitats selected                                                                                                                                                                                                                                       | points = 0 | <b>Score: 1</b> |
| <b>Total for H 1:</b>                                                                                                                                                                                                                                      |            | <b>4</b>        |

**Rating of Site Potential**

[ ] 15-18 = H [ ] 7-14 = M [X] 0-6 = L

*Record the rating on the first page*

**H 2.0 Does the landscape have the potential to support habitat functions of the site?**

|                                                                                           |            |                 |
|-------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 2.1 What is the percentage of accessible habitat within 1km of the wetland?</b>      |            |                 |
| >33% of 1km Polygon                                                                       | points = 3 |                 |
| 20-33% of 1km Polygon                                                                     | points = 2 |                 |
| 10-19% of 1km Polygon                                                                     | points = 1 |                 |
| <10% of 1km Polygon                                                                       | points = 0 | <b>Score: 2</b> |
| <b>H 2.2 What is the percentage of total habitat in a 1km polygon around the wetland?</b> |            |                 |
| Total habitat is >50% of the Polygon                                                      | points = 3 |                 |
| Total habitat is 10-50% of the Polygon and in 1-3 patches                                 | points = 2 |                 |
| Total habitat is 10-50% of the Polygon and in >3 patches                                  | points = 1 |                 |
| Total habitat is <10% of the Polygon                                                      | points = 0 | <b>Score: 1</b> |

Wetland name or number: Wetland C

|                                                                 |             |                 |
|-----------------------------------------------------------------|-------------|-----------------|
| <b>H 2.3</b> What is the land use intensity in the 1km polygon? |             |                 |
| 50% of the Polygon is high intensity land use                   | points = -2 |                 |
| <50% of the Polygon is high intensity land use                  | points = 0  | <b>Score: 0</b> |
| <b>Total for H 2:</b>                                           |             | <b>3</b>        |

Rating of Landscape Potential

[ ] 4-6 = H [X] 1-3 = M [ ] 0 = L

Record the rating on the first page

**H 3.0** Is the habitat provided by the site valuable to society?

|                                                                                                        |            |                 |
|--------------------------------------------------------------------------------------------------------|------------|-----------------|
| <b>H 3.1</b> Does the site provide habitat for species valued in laws, regulations, or policies?       |            |                 |
| <input type="checkbox"/> Aspen Stands                                                                  |            |                 |
| <input type="checkbox"/> Biodiversity Areas and Corridors                                              |            |                 |
| <input type="checkbox"/> Herbaceous Balds                                                              |            |                 |
| <input checked="" type="checkbox"/> Old-growth/Mature Forests                                          |            |                 |
| <input type="checkbox"/> Oregon White Oak                                                              |            |                 |
| <input type="checkbox"/> Riparian                                                                      |            |                 |
| <input type="checkbox"/> Westside Prairie                                                              |            |                 |
| <input type="checkbox"/> Fresh Deepwater                                                               |            |                 |
| <input type="checkbox"/> Instream                                                                      |            |                 |
| <input type="checkbox"/> Nearshore (Coastal, Open Coast, Puget Sound)                                  |            |                 |
| <input type="checkbox"/> Caves                                                                         |            |                 |
| <input type="checkbox"/> Cliffs                                                                        |            |                 |
| <input type="checkbox"/> Snags and Logs                                                                |            |                 |
| <input type="checkbox"/> Talus                                                                         |            |                 |
| <b>The following criteria automatically score 2 points:</b>                                            |            |                 |
| <input type="checkbox"/> The wetland provides habitat for Threatened or Endangered species             |            |                 |
| <input type="checkbox"/> The wetland is mapped as a location for an individual WDFW priority species   |            |                 |
| <input type="checkbox"/> The wetland is a Wetland of High Conservation Value                           |            |                 |
| <input type="checkbox"/> The wetland has been categorized as an important habitat site in a local plan |            |                 |
| The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value | points = 2 |                 |
| The site has 1 or 2 WDFW priority habitats within 100m                                                 | points = 1 |                 |
| The site does not meet any of the criteria for societal value                                          | points = 0 | <b>Score: 1</b> |
| <b>Total for H 3:</b>                                                                                  |            | <b>1</b>        |

Rating of Value

[ ] 2 = H [X] 1 = M [ ] 0 = L

Record the rating on the first page

## **CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

### **SC 1.0 Estuarine Wetlands**

#### **SC 1.1** Does the wetland meet all of the following criteria for Estuarine wetlands?

- ☐ The dominant water regime is tidal
- ☐ The wetland is vegetated
- ☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland

**Result:**

#### **SC 1.2** Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3

**Result:**

#### **SC 1.3** Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.
- ☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or ungrazed or un-mowed grassland
- ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland

**Result:**

### **SC 2.0 Wetlands of High Conservation Value**

#### **SC 2.1** Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2

**Result:**

#### **SC 2.2** Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value

**Result:**

**Wetland name or number:** Wetland C

### SC 3.0 Bogs

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 3.1</b> <u>Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?</u></p> <p>Yes - Go to SC 3.3<br/>No - Go to SC 3.2</p>                                                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.2</b> <u>Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?</u></p> <p>Yes - Go to SC 3.3<br/>No - Not a Bog Wetland</p>                                                                                                                                    | <p><b>Result:</b></p> |
| <p><b>SC 3.3</b> <u>Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Go to SC 3.4</p>                                                                                                                                                                                   | <p><b>Result:</b></p> |
| <p><b>SC 3.4</b> <u>Is an area with peats or mucks forested (&gt;30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?</u></p> <p>Yes - Category I Bog Wetland<br/>No - Not a Bog Wetland</p> | <p><b>Result:</b></p> |

### SC 4.0 Forested Wetlands

|                                                                                                                                                                                                                                                                                                          |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p><b>SC 4.1</b> <u>Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?</u></p> <p><input type="checkbox"/> Old-growth forests<br/><input type="checkbox"/> Mature forests</p> <p>Yes - Category I Forested Wetland<br/>No - Not a Forested Wetland</p> | <p><b>Result:</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

**Wetland name or number:** Wetland C

### SC 5.0 Wetlands in Coastal Lagoons

|                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 5.1</b> <u>Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</u>                                                                                                         |  |
| <input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks                                          |  |
| <input type="checkbox"/> The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom) |  |
| <input type="checkbox"/> The lagoon retains some of its surface water at low tide during spring tides                                                                                                                               |  |
| Yes - Go to SC 5.2                                                                                                                                                                                                                  |  |
| No - Not a Coastal Lagoon Wetland                                                                                                                                                                                                   |  |
| <b>Result:</b>                                                                                                                                                                                                                      |  |

|                                                                                                                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 5.2</b> <u>Does the wetland meet all of the following three conditions?</u>                                                                                                                                      |  |
| <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species). |  |
| <input type="checkbox"/> At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland.                                                                     |  |
| <input type="checkbox"/> the wetland is larger than 0.10ac (4350 sqft)                                                                                                                                                 |  |
| Yes - Category I Coastal Lagoon                                                                                                                                                                                        |  |
| No - Category II Coastal Lagoon                                                                                                                                                                                        |  |
| <b>Result:</b>                                                                                                                                                                                                         |  |

### SC 6.0 Interdunal Wetlands

|                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.1</b> <u>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?</u> |  |
| Yes - Go to SC 6.2                                                                                                     |  |
| No - Not an Interdunal Wetland                                                                                         |  |
| <b>Result:</b>                                                                                                         |  |

|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.2</b> <u>Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?</u> |  |
| Wetland is larger than 1ac in size - Go to SC 6.3                                                     |  |
| Wetland is a mosaic larger than 1ac is size - Category II Interdunal Wetland                          |  |
| No - Go to SC 6.4                                                                                     |  |
| <b>Result:</b>                                                                                        |  |

|                                                                                      |  |
|--------------------------------------------------------------------------------------|--|
| <b>SC 6.3</b> <u>Does the wetland score 8 or 9 points for the habitat functions?</u> |  |
| Yes - Category I Interdunal Wetland                                                  |  |
| No - Category II Interdunal Wetland                                                  |  |
| <b>Result:</b>                                                                       |  |

|                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SC 6.4</b> <u>Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?</u> |  |
| Yes - Category III Interdunal Wetland                                                                                             |  |
| No - Category IV Interdunal Wetland                                                                                               |  |
| <b>Result:</b>                                                                                                                    |  |

Wetland name or number: Wetland C

|                                                                          |                                       |
|--------------------------------------------------------------------------|---------------------------------------|
| <b>Category of wetland based on Special Characteristics</b>              | <b>Final Category: Not Applicable</b> |
| If you answered No for all types, enter "Not Applicable" on Summary Form |                                       |

# **Attachment C**

## Photographs



Photo 1. Wetland A on western boundary, photo oriented north.



Photo 2. Wetland A conditions within transmission line easement, photo oriented north.



Photo 3. Wetland A southern boundary along S Fidalgo Bay Road, photo oriented northwest.



Photo 4. Wetland A conditions east of S Fidalgo Bay Road .and west of SR 20, photo oriented east.



Photo 5. Wetland B typical habitat.



Photo 6. Standing water within Wetland B.



Photo 6. Wetland C conditions on both sides and within the pipeline easement, photo oriented east.



Photo 7. Howard Creek conditions at culvert junction on parcel 19972.



Photo 8. Howard Creek conditions at culvert junction on parcel 19971.

# Anacortes Sharpe's Corner Development Strategy

**Date** July 9, 2025  
**To** John Coleman, City of Anacortes  
**From** Jennifer Shuch & Andrew Oliver, Leland Consulting Group  
**Subject** Development Strategy for Sharpe's Corner Site

## Purpose

The City of Anacortes owns several parcels in the southern part of the city, adjacent to Sharpe's Corner and on both sides of South Fidalgo Bay Road, which it plans to offer to a private developer or nonprofit organization for affordable housing. RCW 39.33.015 permits cities, towns, and other political entities to transfer, lease, or dispose of property at low or no cost for affordable housing for low- (80 percent AMI) and very low-income (50 percent AMI) households.

The City is exploring the possibility of using the city-owned Sharpe's Corner property to help leverage the construction of low-income housing that is needed in Anacortes. According to the March 2025 update to the Skagit County Countywide Planning Policies, Anacortes must plan for 943 housing units for households making less than 30 percent AMI, 604 housing units for households making 31 to 50 percent AMI, and 422 housing units for households making 51 to 80 percent AMI by 2045. The City-owned site at Sharpe's Corner presents a significant opportunity to make progress toward these goals.

Leland Consulting Group (Leland) was retained as part of a consultant team led by MAKERS Architecture and Urban Design to assist in a study of these parcels to determine development feasibility and provide guidance on the development strategy. This memorandum outlines the implementation steps the City needs to take to move this project forward, either by partnering with a developer or through a competitive developer selection process.

## Development Strategy

### Due Diligence

The MAKERS team, including Leland and Parametrix, have already done preliminary due diligence for the Sharpe's Corner site. However, questions remain regarding the impact of wetlands – particularly wetland C – and geotechnical conditions on the feasibility of constructing housing on the site. While a developer will do their own due diligence, the City can increase the attractiveness of the opportunity by clarifying some of these remaining questions. In particular, the ability to build on wetland C either through a reasonable use variance or because of the specific conditions of this wetland should be determined before the City approaches potential developers.

## Developer Selection Process

There are two primary approaches for the City to partner with a developer to build affordable housing on the site. Before engaging developers, the City should identify its goals for the property in writing. Such goals should address the long-term affordability requirements, typology and/or unit size preferences, mix of uses, or other important criteria that a developer should be aware of prior to submitting a proposal or statement of qualifications. Typically, Leland recommends a transparent and competitive process, which is structured to encourage multiple qualified submittals from capable developers who share the City's vision for the project.

Prior to issuing a request for qualifications (RFQ), the City should conduct developer outreach to alert the City to any potential challenges and to help gauge interest in the property. This outreach puts the project on the radar of qualified developers, increasing the likelihood that multiple qualified submittals are received. If the outreach indicates limited or no developer interest, the City should consider delaying the RFQ until the market is stronger. This may mean waiting for improved market conditions, construction of planned infrastructure, or addressing other concerns raised during the initial outreach. Ideally, the developer conversations will help identify specific areas of concern and what it would take to alleviate them. Once the City is confident that two or more developers plan to submit responses to the RFQ, it should move forward with this process. Once the RFQ is issued, the City and/or consultant should reach out to the developers they spoke with in the initial outreach to ensure that they are aware of the RFQ and planning to submit.

### Request for Qualifications (RFQ)

The project team strongly recommends pursuing an RFQ process rather than a request for proposals (RFP) due to several disadvantages posed by the RFP process. First, RFPs often become “beauty contests” in which the selected development team is chosen because they have created the best-looking renderings as part of a detailed response. The problem is that all too frequently teams will be pressured at this stage to overdesign and overpromise, with too little understanding of the market, site, owner goals, and public input. Once the developer has a chance to refine the designs, test the market, and complete due diligence including financial analysis, the RFP submittals are almost never built as submitted. Second, the expense of preparing an extensively thought-through and illustrated proposal can limit the pool of developers who are willing to respond.

Instead, an RFQ allows the city to select a team based on their track record of success, quality of past projects, qualifications of the design and construction team, and financial capacity. Rather than selecting a team based on detailed renderings and financial terms, an RFQ process emphasizes the qualities of the development teams that will set the city up for a successful partnership as the details of the project are determined through negotiation and ongoing coordination. More specifically, an RFQ should require the developer to submit:

- **Firm profile:** Description of the primary firm, business location, and related details.
- **Resumes of principals:** Equally important to the background of the business, if not more so, is the background of the individuals who will own, design, develop, and manage the project before, during, and after construction. Respondents may be forming project-specific LLCs, which by themselves will obviously not have a track record, so it is critical that the background of the partner and partner representatives be detailed.
- **Project examples:** Detailed descriptions of built projects completed by the development team. Criteria should be included as to the types of projects that should be included, such as those of a similar scale, location, and especially affordable housing completed in a partnership with a public agency.
- **References:** Provide multiple references including financial references (bankers, lenders, equity partners).

- **Financial capacity:** While a price proposal is not required at this stage, the developer should provide evidence that they have the capacity to finance the project. While an affordable housing provider typically does not attain funding for a project preemptively, the developer is encouraged to propose initial ideas about the types of funding sources that could be included in the capital stack.
- **Project vision:** The developer should include a clear statement of their vision for the project and their philosophy about how they will approach development. This can be an open-ended requirement; the intent is to learn as much as possible about the developer's approach to development, affordable housing, and sites with potentially challenging topography and physical characteristics.

## Selection Criteria

Once submittals are received, the City will evaluate proposals using defined criteria based on City goals for the site. The criteria for evaluation should be determined in advance of the RFQ process and spelled out clearly in the RFQ. Criteria should include factors that are key to a successful project such as:

- Alignment with the City's vision and goals for the site
- Relevant experience, including in affordable housing development. Emphasis should be given to projects that are completed and operating
- Specific experience with public-private partnerships
- Quality of references
- Similar capabilities of the developer's team members, which should include its design, construction, and engineering team members

Each criterion can be assigned a point value that reviewers can use to identify the best submittals, although some processes are structured to allow the evaluation committee to make the selection of finalists or a final developer on a consensus basis. At this point, the city may invite one or more submitters to present their qualifications in person, and may request additional information from bidders to assist in the city's decision making. Interviews are an important part of the developer selection process, as it provides an opportunity for City staff to build rapport with the teams and hear directly about their project approach.

If the City or a consultant conducts developer outreach ahead of time, there is a low likelihood that there will be no responses. However, there may be a scenario where based on the selection criteria, none of the submitted proposals meet the City's expectations for the project and will not be capable of making adjustments that would meet those expectations. In this case, it would be best to make no selection at all. The process can then be paused until market conditions improve when there would be more developer interest (see above discussion on pre-RFQ developer outreach).

## Development Agreement & Negotiation

Once a developer is selected, the parties begin the negotiating process, beginning with a memorandum of understanding (MOU) that is typically followed by a more detailed development and disposition agreement (DDA). Negotiations between the developer and the City should take into account both the City's vision and market realities – the developer should be able to make a profit aligned with project risk while delivering on the City's top priorities as outlined in the RFQ. Trust-building is an essential part of the negotiation process – both parties should approach negotiations with transparency, consistency, and integrity. Both the City and the developer should ensure that their negotiating team is comprised of experts with experience in these kinds of negotiations.

The negotiations should be based on mutual problem solving, with each side understanding and working to address everyone's needs.

Details of the MOU and DDA are described below:

**Memorandum of Understanding (MOU).** An MOU is a common first step to a partnership, where a broad outline of a deal structure is agreed upon. While typically legally nonbinding, an MOU can provide enough political commitment to enable both parties to spend significant money through negotiations, architectural design, and underwriting.

MOUs typically include:

- A listing of the parties involved in the agreement
- Project goals and a shared vision for the desired outcome
- Proposed deal terms and a structure or methodology for arriving at a final transfer price
- A project timeline with key milestones for land transfer, zoning changes or variances, land use application, public sector actions, and project completion.
- Responsibilities for the City and developer throughout the predevelopment process

**Development and Disposition Agreement (DDA).** A DDA is typically the primary legal document that executes the partnership and conveys the property to the developer. This conveyance is, of course, subject to numerous conditions that will be spelled out in the agreement, as the City should ensure that land it is providing will be developed in alignment with identified goals for the site. Common conditions include:

- Type(s) of development / uses
- Public vs. private realm – responsibilities involving infrastructure, community benefits agreement
- Land transfer payment and conditions (including potential reversion of land to the City in the event of noncompliance with the DDA)
- Condition of land at transfer
- Completion of plans and approvals
- Financing requirements
- Phasing / timing of completion
- Site preparation
- Form and timing of any additional public assistance
- Profit-sharing agreement (if applicable)
- Environmental standards
- Local hiring / prevailing wage
- Affordable housing requirements (affordability level, duration)
- Approvals process
- Remedies for non-performance of any DDA terms.

## Timeline

An RFQ process generally takes at least six months from the beginning of the process to selection of a developer, with typically another twelve months thereafter for negotiation, design, due diligence, and other work.

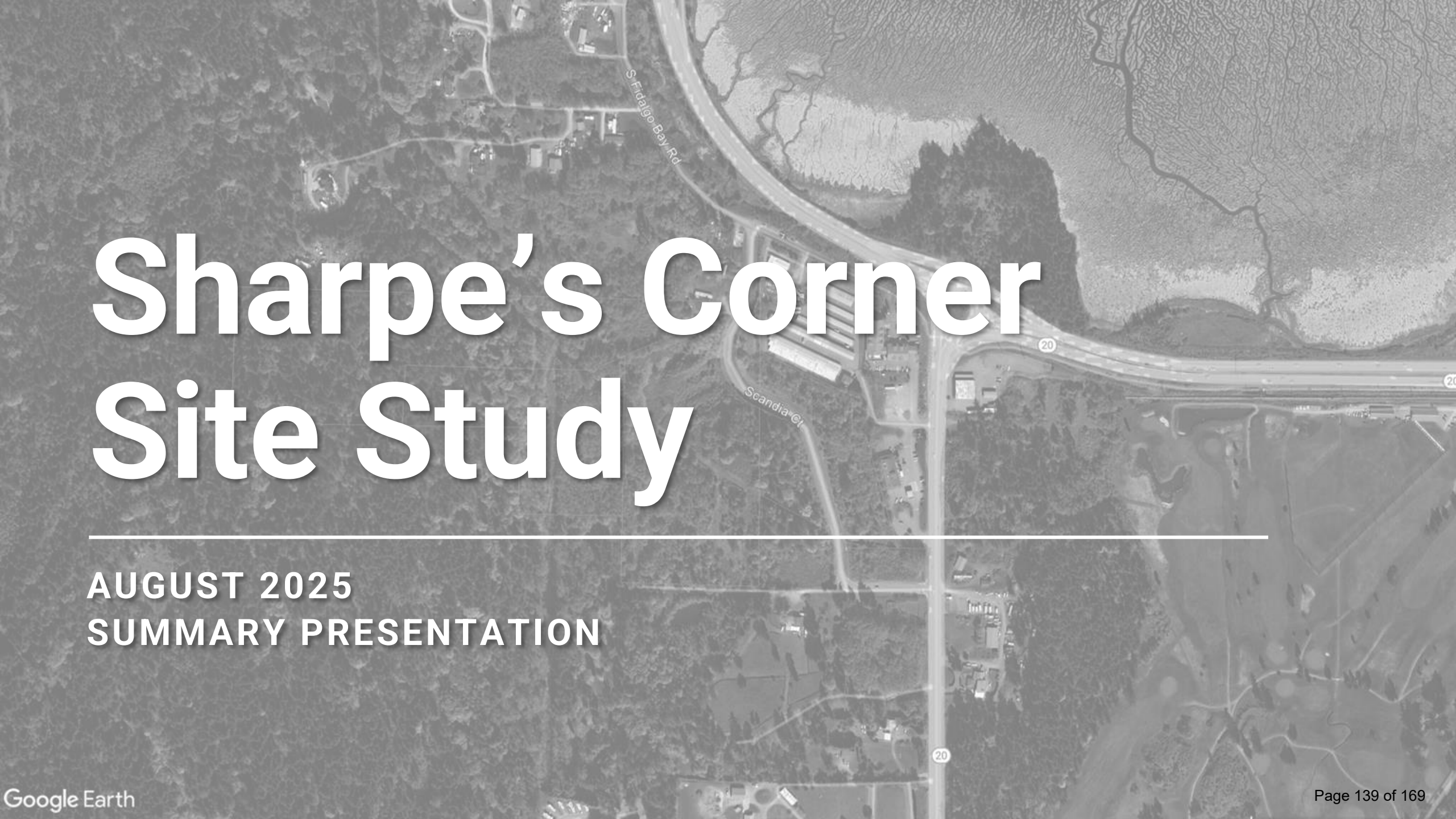
## Addressing Feasibility Challenges

### Townhomes

Leland's feasibility analysis finds that larger townhome units can be challenging for affordable housing development, due to the high construction costs per square foot and HUD housing cost restrictions. The scenario with the largest feasibility gap, Scenario 2B, includes 44 apartments and 67 townhomes. While the City would prefer to see a variety of housing types on this site, townhomes are unusual in affordable housing developments because of feasibility challenges. The City should work with the selected developer to consider options for providing a variety of housing types on site that would not significantly impact project feasibility.

### Commercial

Scenarios 2A and 2B analyzed by the consultant team include just under 5,000 square feet of commercial space. Leland's analysis assumed that the commercial space would be rented for \$16.92 per square foot annually, but did not evaluate the direct impact of the commercial space on feasibility. While some affordable housing providers have experience building and managing commercial space, others may be unwilling to take on the expense and risk. If the commercial component is essential to the City's vision, there may be a need for subsidy, especially if the developer lacks tenanting experience. A competitive process could also help the City identify a developer that has successfully incorporated retail into other projects. If the commercial component is not essential for the City's vision, the selected developer could potentially replace the footprint of the commercial space with additional affordable units.

An aerial photograph of a landscape featuring a road intersection. A road labeled 'S Fidalgo Bay Rd' runs diagonally from the top left towards the center. Another road, labeled 'Scandia Ct', branches off to the right. A multi-lane highway with a '20' shield sign runs horizontally across the middle. The terrain is a mix of dark, forested areas and lighter, possibly marshy or developed land. The title 'Sharpe's Corner Site Study' is overlaid in large white text.

# Sharpe's Corner Site Study

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**AUGUST 2025  
SUMMARY PRESENTATION**

# Reason for SC Site Study

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- Countywide Planning Policies identified need for:
  - 1,535 units in Anacortes in the 0-50% AMI range.
  - 422 units in the 50-80% AMI range.
- Combined, those 1,957 units represent 66% of the total 2930 units that city expects to be built by 2045.
- The market tends not to build much housing in the 0-50% range without assistance from government.
- The city is considering partnerships with builders to use the city-owned land at Sharpe's Corner to accommodate some of the shortage of affordable housing.

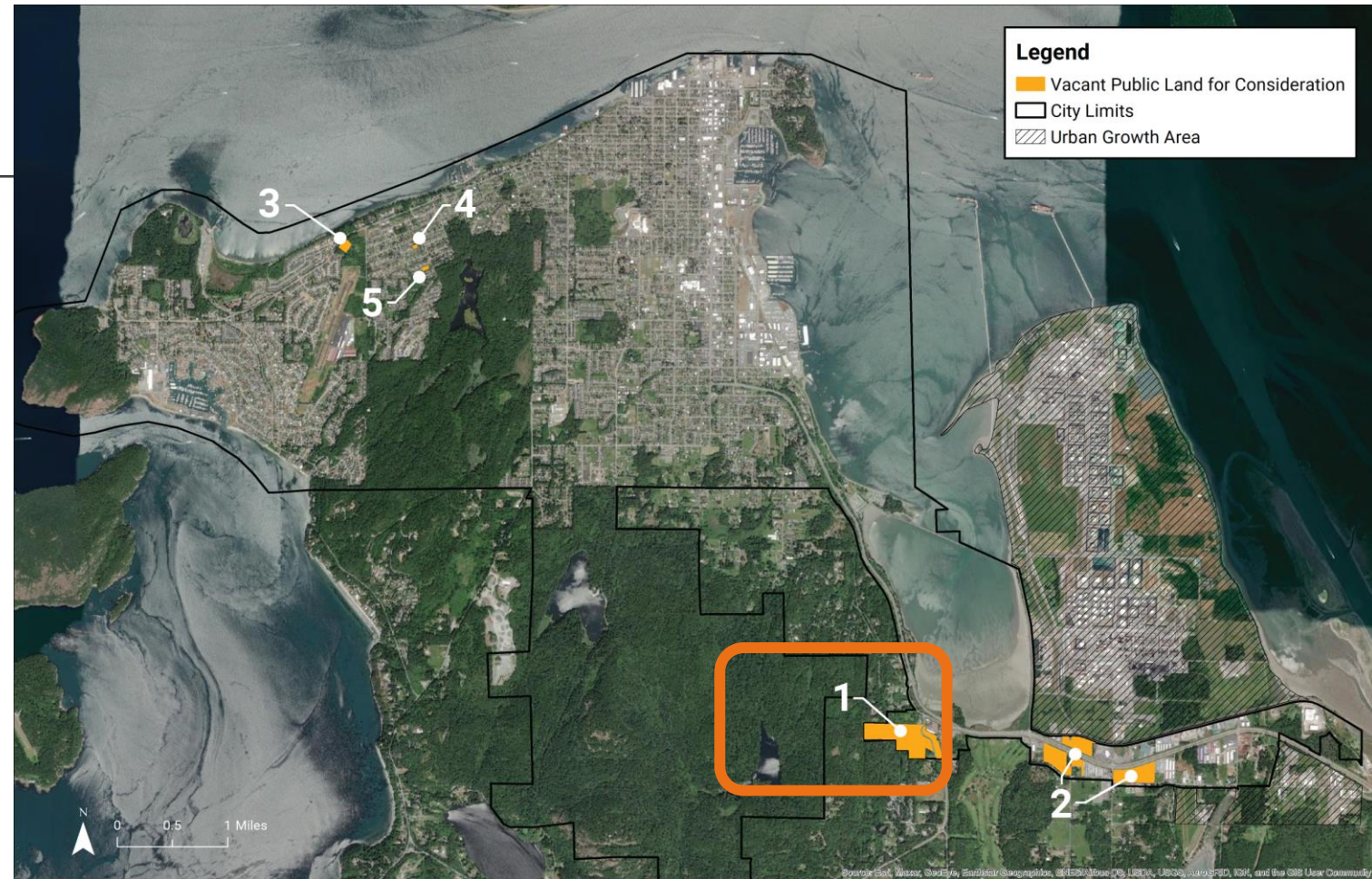
# Project Purpose and Goals

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- Create a plan to accommodate affordable housing at SC.
- Understand the site's opportunities and challenges for high-density subsidized/affordable housing.
- Analyze the potential for residential and commercial development on City of Anacortes-owned property in the Sharpe's Corner area, following a recommendation from the Housing Action Plan.
- Determine the appropriate zoning for the site.
- Create a preliminary methodology for outside partners to develop the site per the City's vision.

# About the Site

- Located southwest of the Sharpe's Corner roundabout with Highway 20 / Highway 20 Spur interchange
- Private subdivision and industrial development attempts starting in the 1980's
- Subject parcels were transferred to City ownership between 1996 and 2005
- South Fidalgo Bay Road extended through the site around 2012-2014
- Noted as vacant public land and likely surplus property in the 2023 Anacortes Housing Action Plan

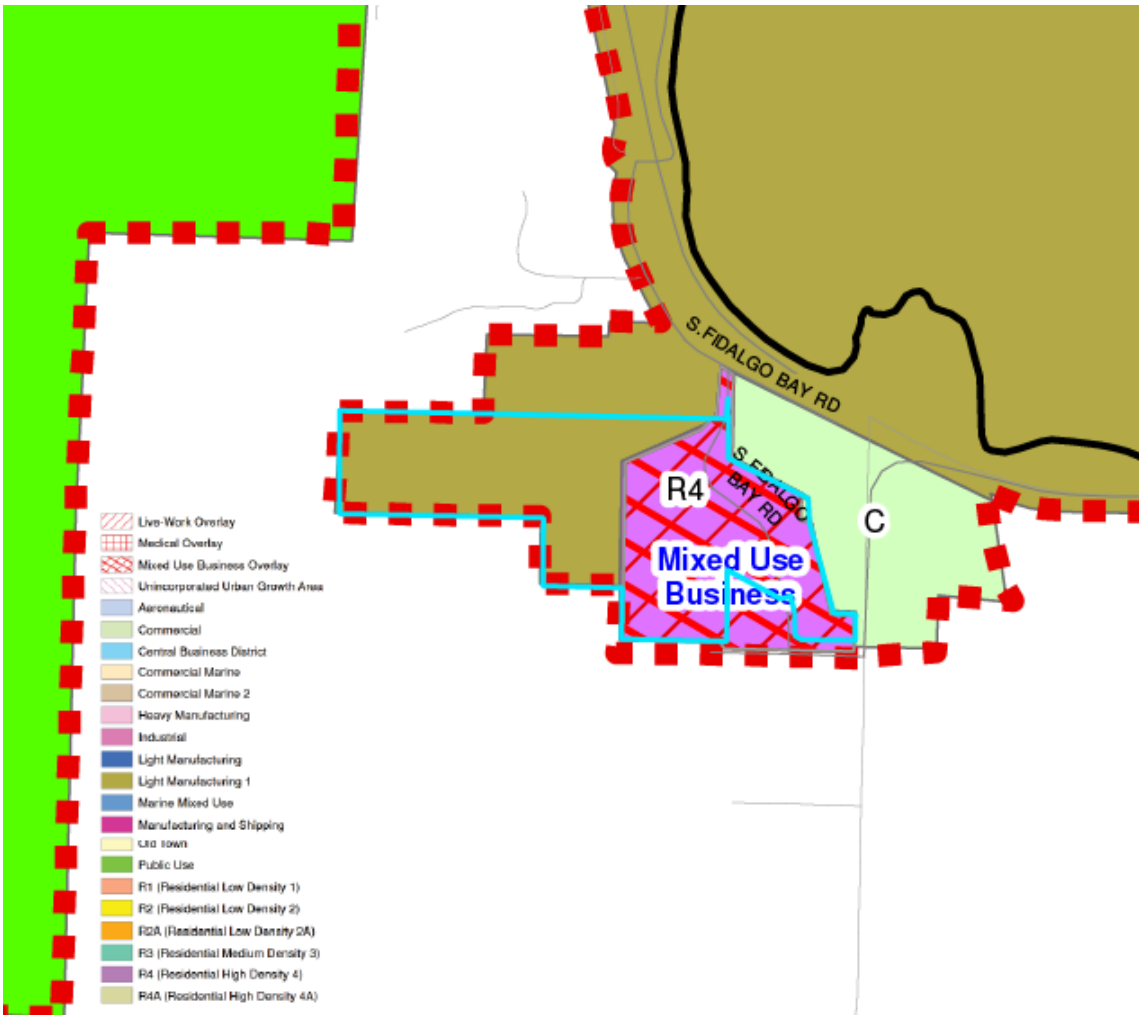


*Sharpe's Corner is location 1 (map from 2023 Anacortes Housing Action Plan)*

# Zoning Summary

The site is covered by three types of zoning

| Parcel Count | Acres      | Zoning                                                                 |
|--------------|------------|------------------------------------------------------------------------|
| 2            | 20.4       | Light Manufacturing 1 (LM1)                                            |
| 8            | 17.0       | Residential High Density 4 (R4) and Mixed-Use Business Overlay (MUB-O) |
| 10 total     | 37.4 total |                                                                        |



# Zoning Summary

---

## **LM1 Zone**

- Residential uses: None allowed except SFR on existing lots
- Density standards: N/A

## **R4 Zone**

- Residential uses: All types of residential dwellings allowed
- Density standards: Minimum 3,000 sq. ft. lots and no max. density

## **MUB-O Overlay**

- Additional non-residential uses permitted, such as artisan manufacturing, restaurants, general service, office, and small retail

# Site Reconnaissance

# Critical Areas - Methods

---

## Publicly available data and maps

- Wetlands
- Fish and Wildlife Habitat  
Conservation Areas Geologically  
Hazards Areas
- Critical Aquifer Recharge Areas
- Frequently Flooded Areas
- Utility lines

## Site visit

- Estimated boundaries of:
  - Wetlands
  - Streams
  - Wildlife habitat
- Rated wetlands to determine their buffers

# Wetlands & Streams (& Utility Easements)

**Wetland A** – Cat II, buffer 300 feet

**Wetland B** – Cat III, buffer 150 feet

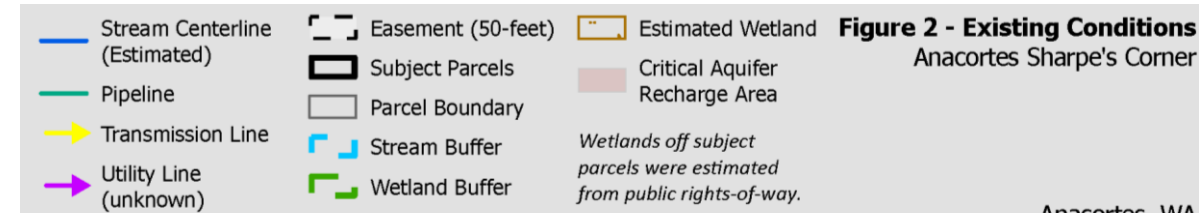
**Wetland C** – Cat III, buffer 80 feet

- *No formal delineation performed, wetland extent and type need further analysis -*

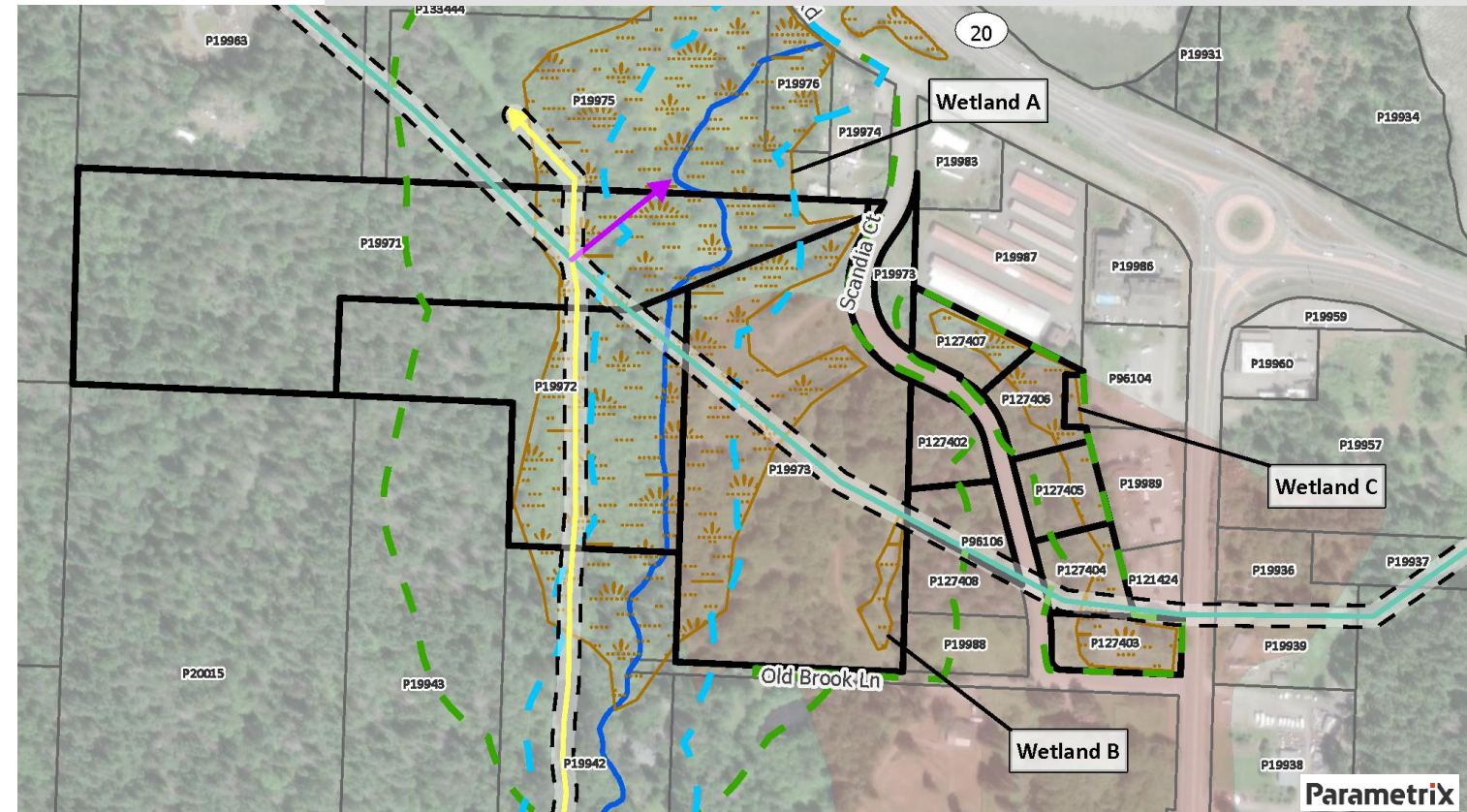
## Howard Creek

- Type F water
- Riparian Management Zone (RMZ): 165 to 171 feet

**Forested areas** on slopes might meet criteria for mature forest



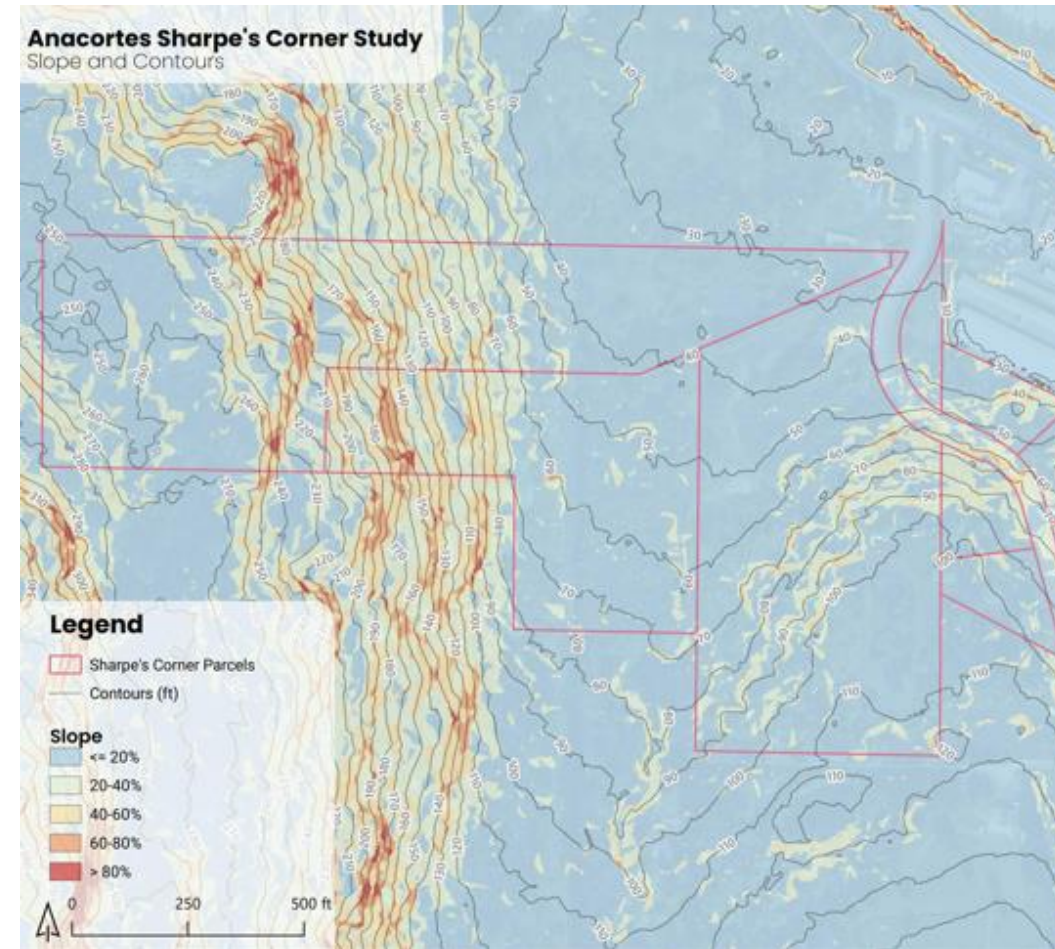
Anacortes, WA



Parametrix

# Geologically Hazardous Areas

- **Landslide Hazard:** areas subject to landslides based on geologic, topographic, and hydrologic factors, including areas with gradients  $> 80\%$
- **Erosion Hazard:** areas likely to become unstable, such as bluffs, steep slopes, and areas with unconsolidated soils.
- No geologically hazardous areas mapped by NRCS, WDNR, City
- Possible landslide hazard areas (red) - needs confirmation from a licensed engineering geologist
- 50-foot buffer
- Development must not:
  - increase surface water discharge or sedimentation to adjacent properties
  - decrease slope stability
  - adversely impact other critical areas or pose threat to life



Source: Leland Consulting Group

# Market Analysis

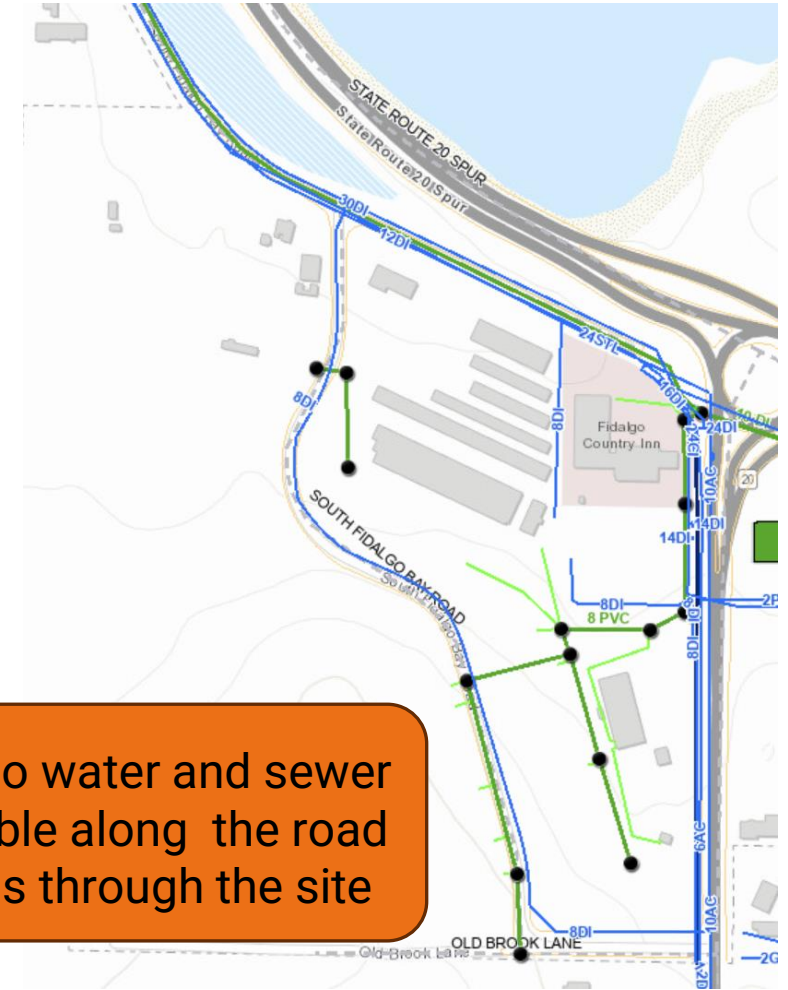
**Anacortes Sharpe's Corner Study**  
City Owned Parcels with Acreage

Map showing topographic contours and city limits. City-owned parcels are highlighted in pink with acreage values:

- Parcel 1: 13.2
- Parcel 2: 7.2
- Parcel 3: 10.8
- Parcel 4: 0.5
- Parcel 5: 0.8
- Parcel 6: 0.8
- Parcel 7: 0.8
- Parcel 8: 0.8
- Parcel 9: 0.8
- Parcel 10: 0.9

Other labeled areas include: Mini Storage, Fidalgo Country Inn, Anacortes Cannabis, and Country Corner Restaurant.

**Total Acreage: 37.4**



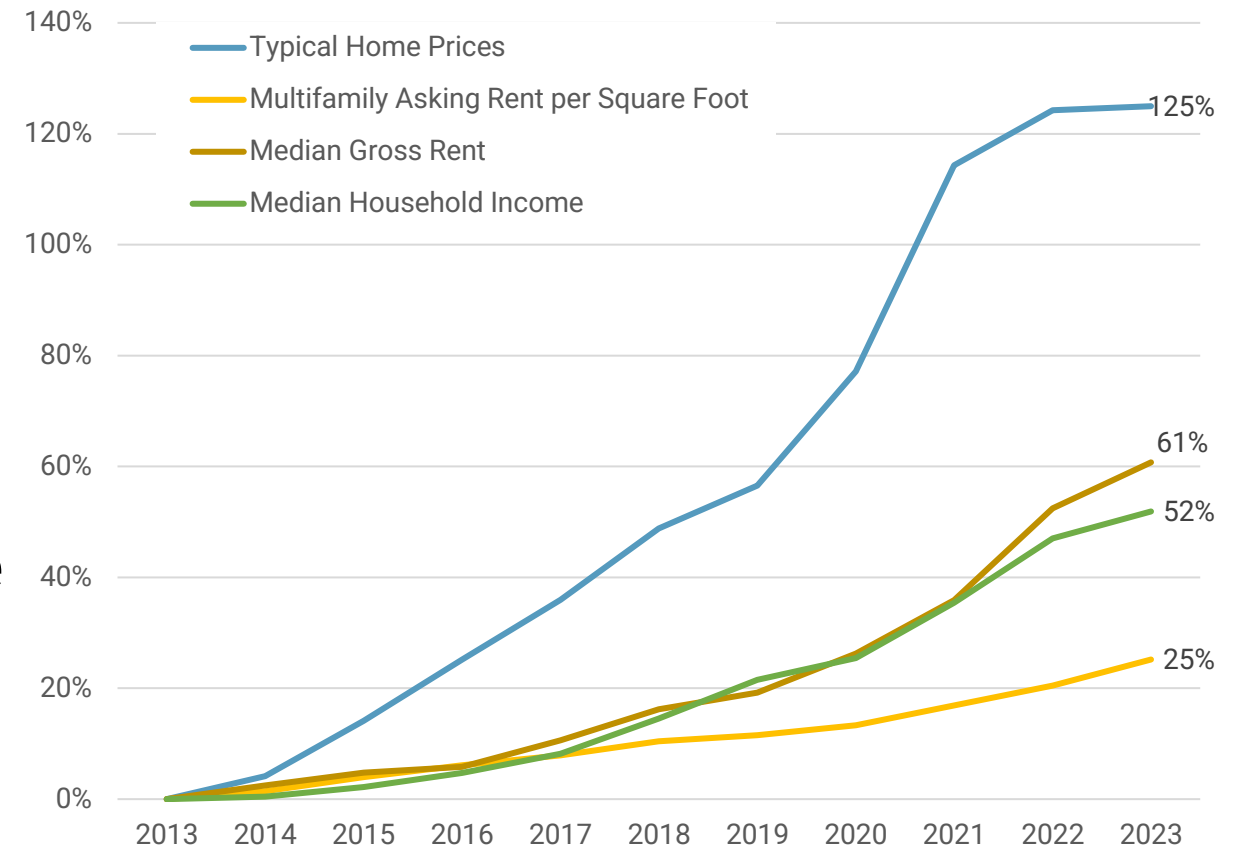
Access to water and sewer is available along the road that runs through the site

ANACORTES SHARPE'S CORNER SITE STUDY

# Demographics and Housing Needs

- HNA showed demand for smaller, accessible housing units
- Significant need for lower-income housing for households earning under 50% AMI
- Housing costs have risen faster than incomes, especially for ownership housing, showing need for affordable homeownership opportunities
- Currently Anacortes has 387 subsidized housing units, concentrated along Commercial Ave.

**Cumulative Growth of Housing Costs and Incomes in Anacortes, 2013-23**



Sources: Zillow Home Value Index; CoStar; US Census Bureau 5-Year ACS, Tables S1901 & B25064.

# Market Needs

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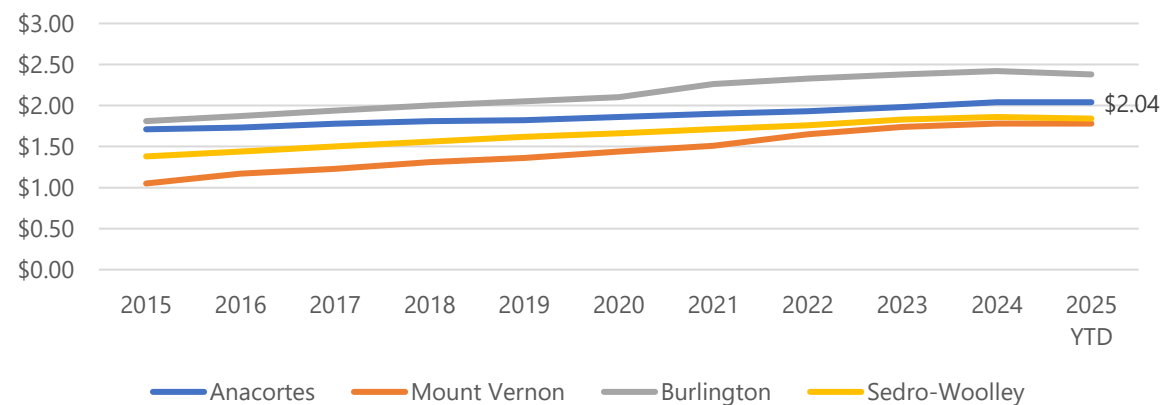
- Studied the market needs in the area for:
  - Commercial
  - Industrial
  - Multifamily

**Not surprisingly, found that rents and home prices are higher in Anacortes than other cities in Skagit County**

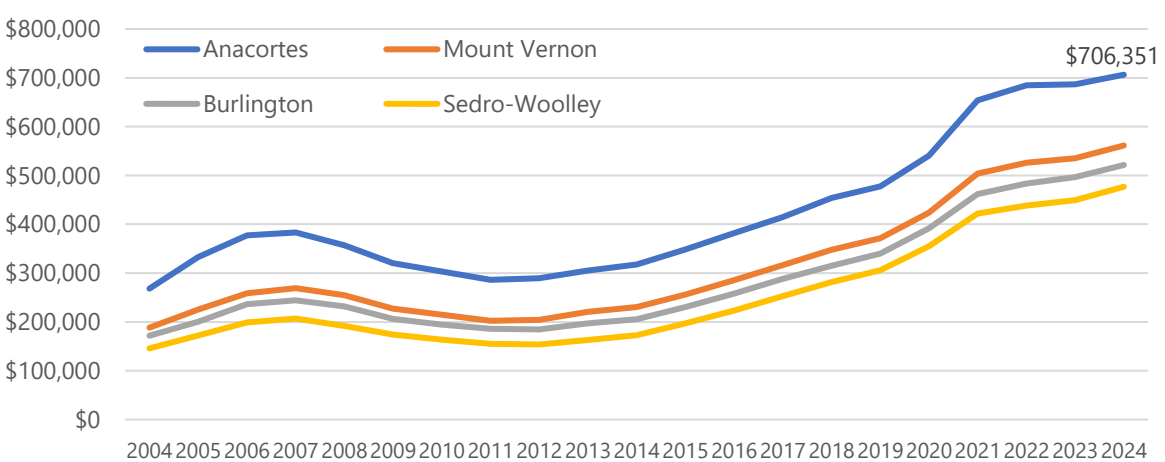
# Rents & Home Prices

- Skagit County cities have generally similar rents
- Market asking rent per square foot is \$2.04, compared with \$2.38 in Burlington (when senior housing is excluded)
- Rent is typically higher closer to amenities
- Typical home price in Anacortes (30<sup>th</sup>-60<sup>th</sup> percentile) is \$706,351 – closer to \$500,000 in other Skagit County cities

Multifamily Rent per Square Foot in Skagit County Cities, 2015-2025



Typical Home Prices in Skagit County Cities, 2004-2024

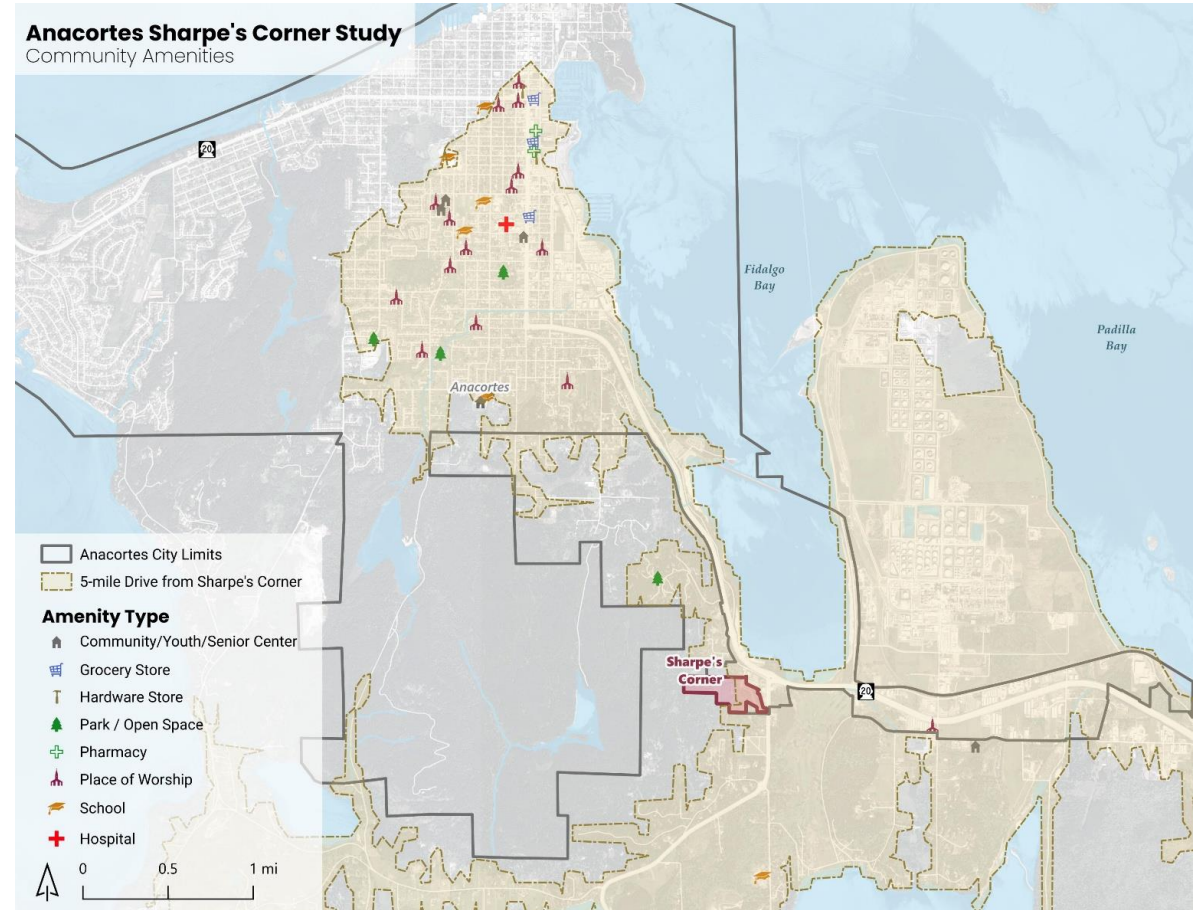


Source: CoStar; Zillow Home Value Index (ZHVI).

# LIHTC to fund affordable housing

- Tax credit funding for affordable housing has become increasingly competitive statewide
- For purposes of state allocations, Anacortes is considered non-metro – meaning it competes with areas of the state with lower construction costs
- Affordable housing must be within a 5-mile drive of services & community resources
- Most affordable housing is in the northern part of the city, closer to amenities

## Community Amenities within a Five-Mile Drive of Sharpe's Corner



Source: Skagit County Assessor; City of Anacortes; Google; Leland Consulting Group.

# Workforce Housing

- Potential opportunity to build townhomes, cottage clusters, middle housing
- Lower-density, doesn't typically require federal funding
- Average price of a townhome over last five years is \$602,500, compared to \$773,837 for single family home
- These typologies can benefit first time homebuyers and people looking to downsize

Cottage Housing



Townhomes



# Market Analysis Conclusions

- **Environmental challenges & lack of road connectivity negatively impact the feasibility of most uses on this site**
- This site is not ideal for LIHTC-funded, high-density, low-income housing due to its distance from key amenities, services, and jobs
- Generally, property in this area would be suitable for industrial (or related commercial), but environmental and connectivity challenges also make this unlikely

New Industrial Near Sharpe's Corner (2017)



Vintage at Mount Vernon, Low-Income Housing (2004)



Source: CoStar.

# Market Analysis Conclusions

- Buildable area largely constrained
- Given site constraints and dimensions of buildable area, **townhomes are likely the most physically feasible use**, but there could be other types of middle housing
- Opportunity for attainable homeownership, such as through the community land trust (CLT) model



Source: CoStar.

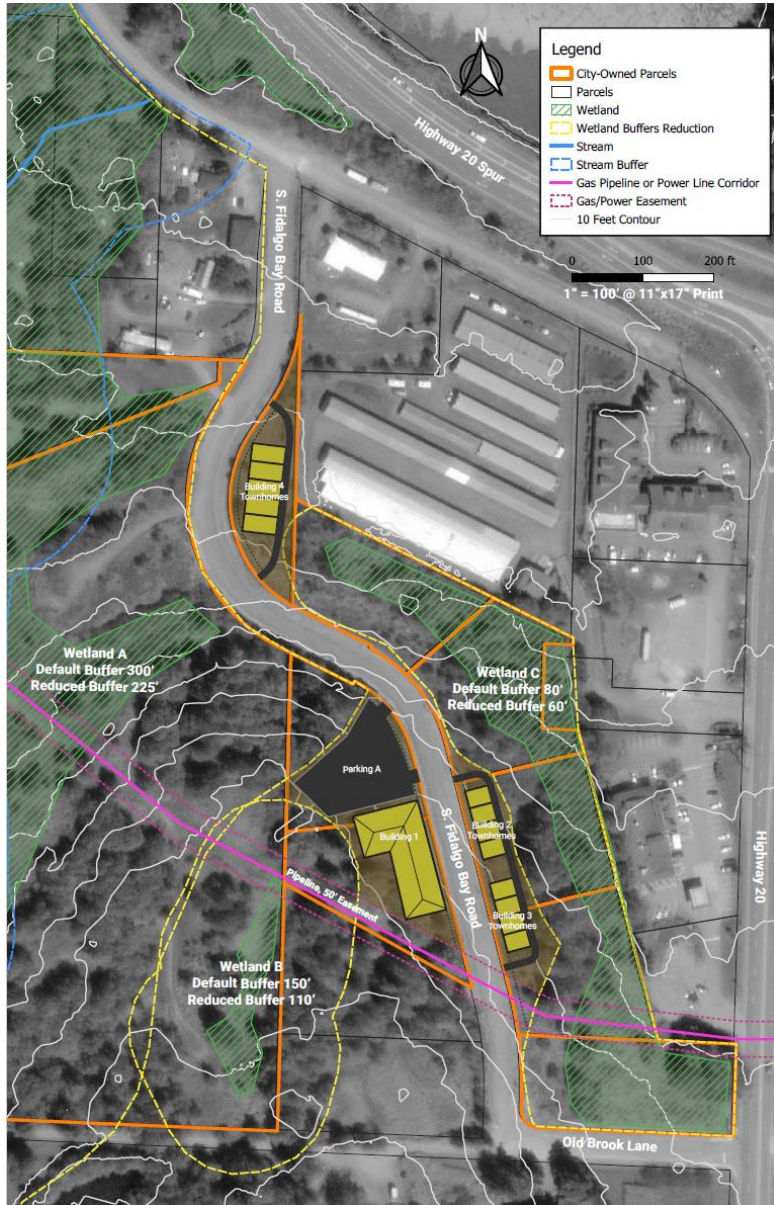
# **Feasibility Analysis and Development Strategy**

# Site Plan Concepts Approach

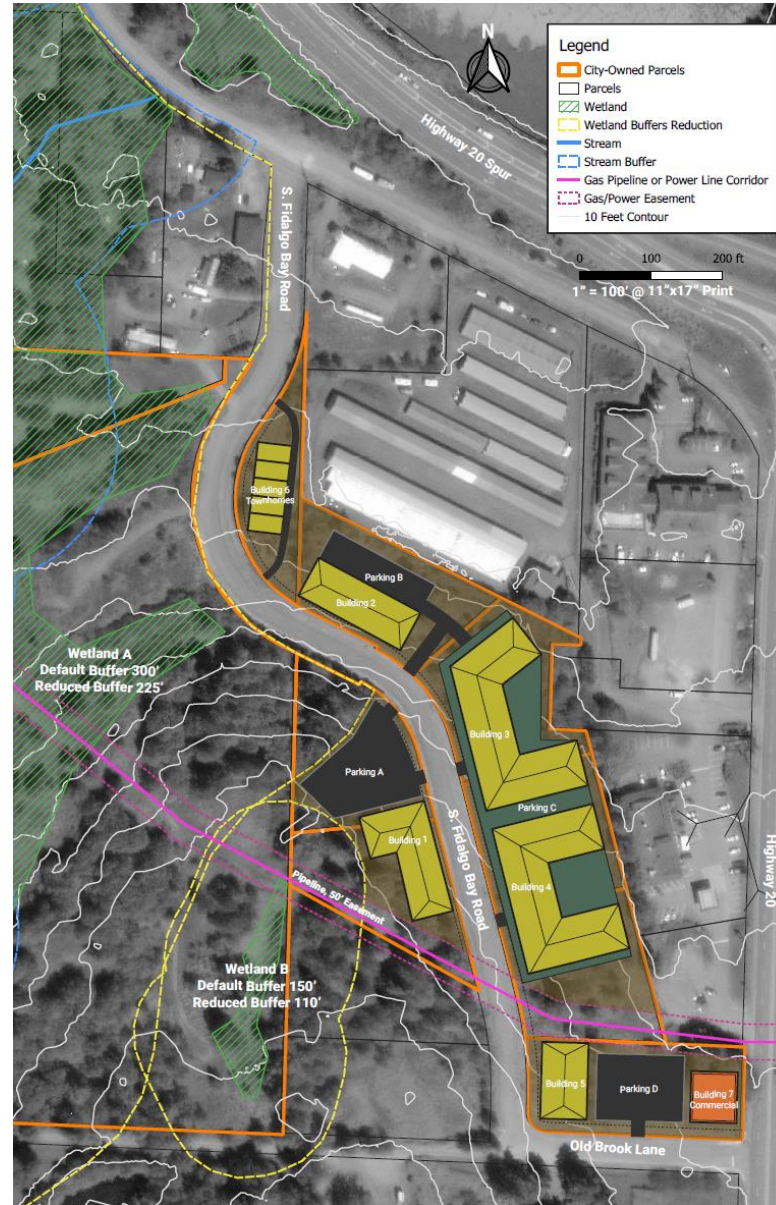
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- Environmental constraints significantly limit opportunities
- Explore theoretical capacity with:
  - Wetland buffers reduced in width by 25% using the mitigation provisions of AMC Section 19.70.235(D) (all scenarios)
  - Wetland C delineation shows it is not categorized (scenarios 2A/2B)
- Focus on multifamily development to provide housing at scale, but also consider options for townhomes to provide variety or to fit into constrained areas
- Code-compliant parking quantities and taking advantage of slopes
- Limited opportunity for commercial development facing SR-20

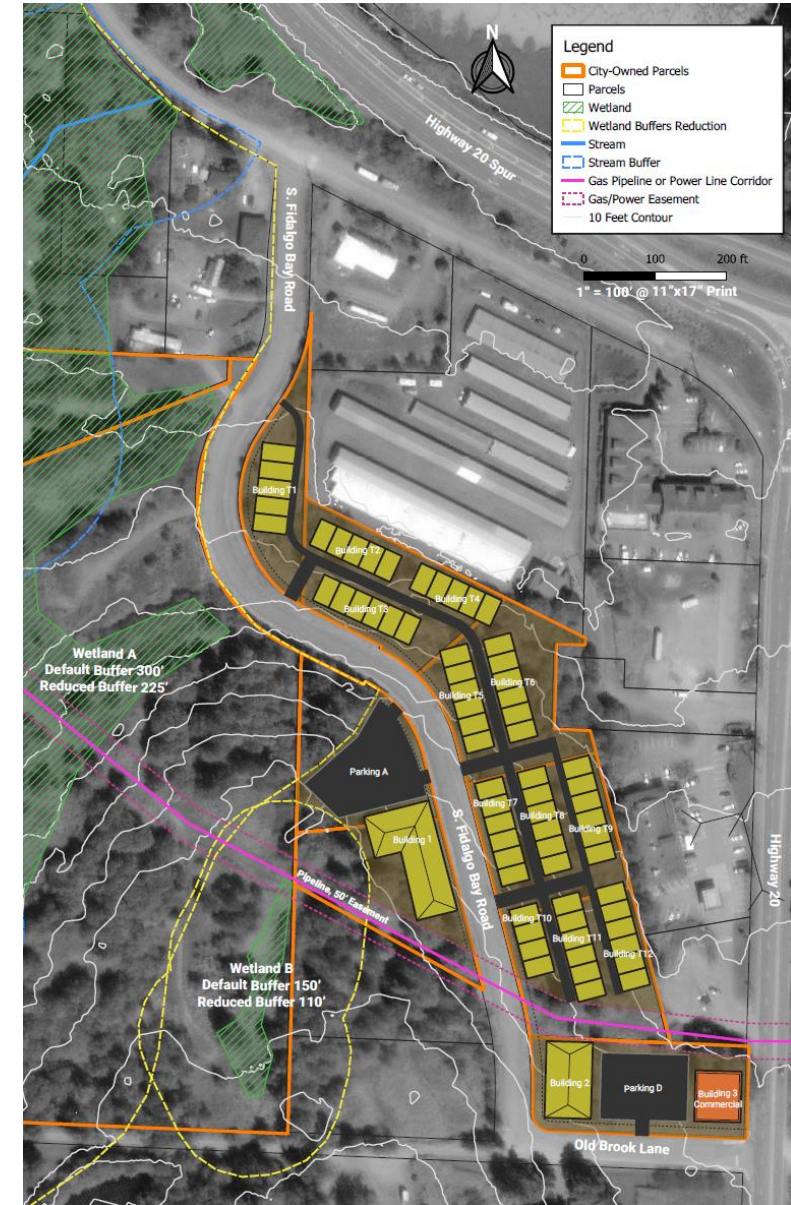
# 1



# 2A



# 2B



# Concepts Statistics

|                                     | Scenario 1<br>Buffer Reduction                                                             | Scenario 2A<br>Wetland C Removal,<br>Apartments                                                | Scenario 2B<br>Wetland C Removal,<br>Townhomes                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Buildout Land Area</b>           | 1.9 acres<br>82,764 SF                                                                     | 5.5 acres<br>239,580 SF                                                                        | 5.5 acres<br>239,580 SF                                                                     |
| <b>Unit Mix</b>                     | 32 apartments<br>13 townhomes                                                              | 205 apartments<br>5 townhomes                                                                  | 44 apartments<br>67 townhomes                                                               |
| <b>Total Residential Floor Area</b> | 58,223 SF                                                                                  | 229,536 SF                                                                                     | 182,483 SF                                                                                  |
| <b>Commercial Floor Area</b>        | 0                                                                                          | 4,698 SF                                                                                       | 4,698 SF                                                                                    |
| <b>Parking Spaces</b>               | Surface: 42 Spaces<br>Tuck-Under: 0 Spaces<br>Structured: 0 Spaces<br>TH Garage: 26 Spaces | Surface: 102 Spaces<br>Tuck-Under: 15 Spaces<br>Structured: 179 Spaces<br>TH Garage: 10 Spaces | Surface: 42 Spaces<br>Tuck-Under: 0 Spaces<br>Structured: 0 Spaces<br>TH Garage: 134 Spaces |

# Feasibility Analysis Assumptions

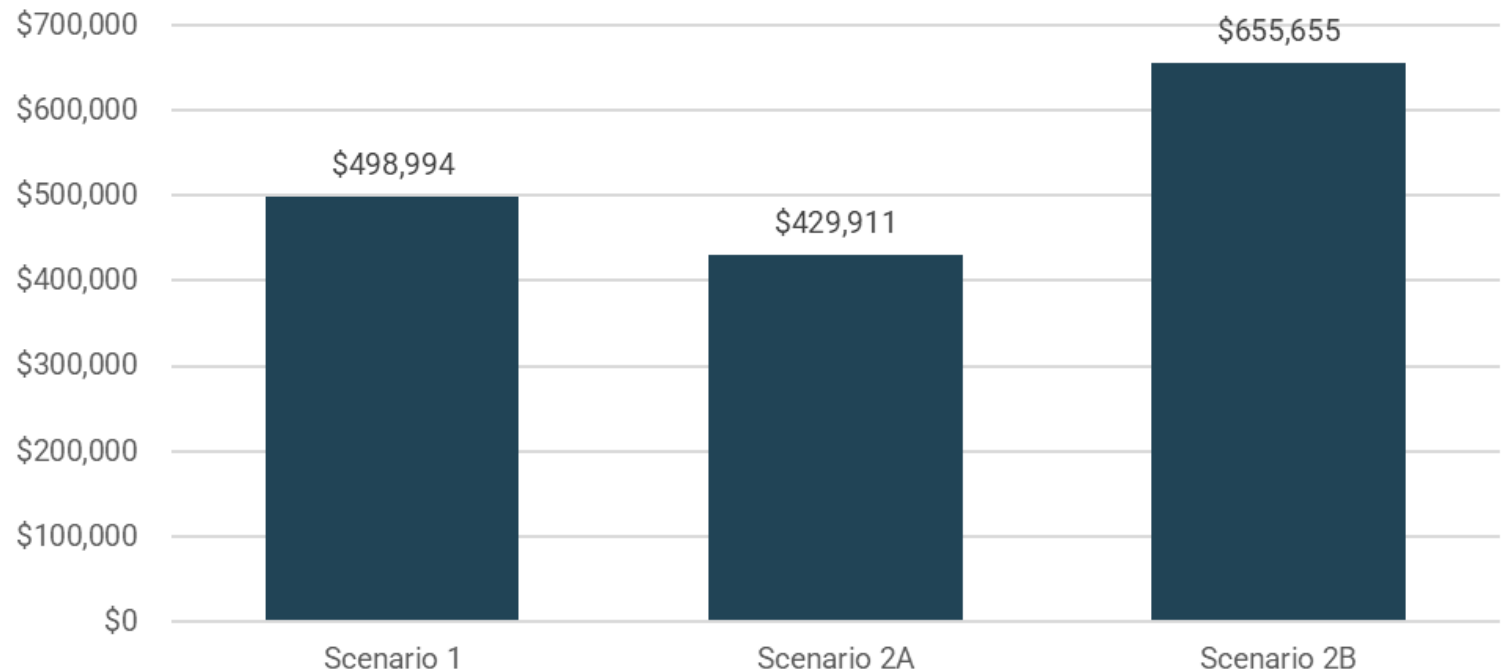
- High-level analysis to determine whether developer might make an adequate return on costs
- Current development environment is challenging, with few market-rate projects achieving feasibility metrics
- Key assumptions in table

| Key Assumptions    |                                                                                      |
|--------------------|--------------------------------------------------------------------------------------|
| Unit Mix           | 60% one-bedroom, 40% two-bedroom apartments. 3-4 bedroom townhomes.                  |
| Residential Rent   | Based on 60% AMI: \$1,230 1-bed, \$1,477 2-bed                                       |
| Operating Expenses | 30% of total residential income                                                      |
| Land Costs         | \$0 – city would provide land to developer                                           |
| Site Work          | Site preparation and parking - \$30/square foot                                      |
| Hard Costs         | \$200-\$250 / square foot for construction and materials                             |
| Soft Costs         | Architecture, engineering, permitting: 35% of hard costs                             |
| Parking            | \$7,500/space tuck-under, \$30,000/space structured                                  |
| Target Yield       | 6.5 percent based on Skagit County cap rates                                         |
| LIHTC Financing    | Assumes 60% of costs could be covered through Low-Income Housing Tax Credit funding. |

# Development Costs

- High development costs for all three scenarios due to unit sizes and inclusion of townhomes
- Scenario 2A has the lowest cost per unit because it only includes 5 townhomes
- Scenario 2B has the highest cost with 44 apartments and 67 townhomes

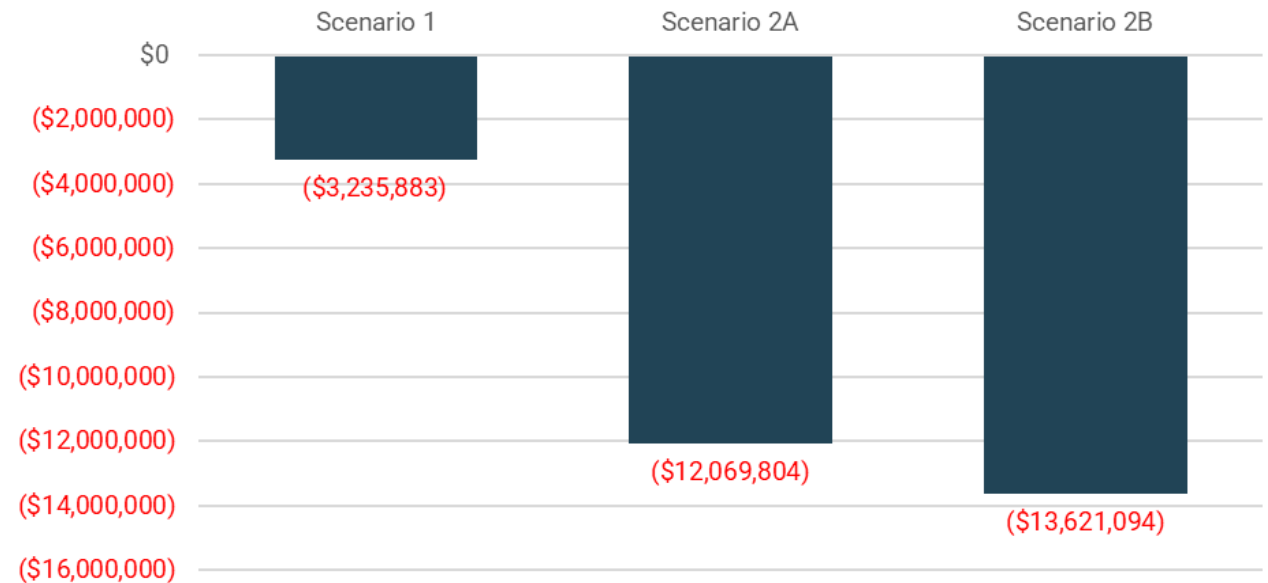
Estimated Development Cost Per Unit by Scenario



# Feasibility Analysis Results

- All scenarios show a feasibility gap - not uncommon for affordable housing projects
- These gaps can be filled with other funding sources including traditional debt, state or local funding programs, or philanthropy
- The \$3.2 million feasibility gap for Scenario 1 is small enough that it could likely be addressed through value engineering by the developer, likely by reducing the average unit size

Estimated Total Feasibility Gap with LIHTC Funding



# Next Steps

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- Rezone industrial parcels to a residential or public zone
- Delineate regulated and non-regulated wetlands
- Consult a land use attorney on the options for a reasonable use variance for building in critical areas
- Consult a geotechnical expert on soil conditions
- Conduct a full title report to develop a comprehensive listing of all major and minor easements and other legal conditions
- Explore property acquisition to the south to expand the buildable area that is unencumbered by wetlands
- If development is technically feasible, move forward with development strategy (next slide)

# Development Strategy

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## Developer Selection

The city could choose to enter into a partnership with a local housing agency, or use a more common practice and issue a Request for Qualifications (RFQ). An RFQ would evaluate development teams based on:

- Firm profile
- Resumes of principals
- Project Examples
- References
- Financial Capacity
- Project Vision

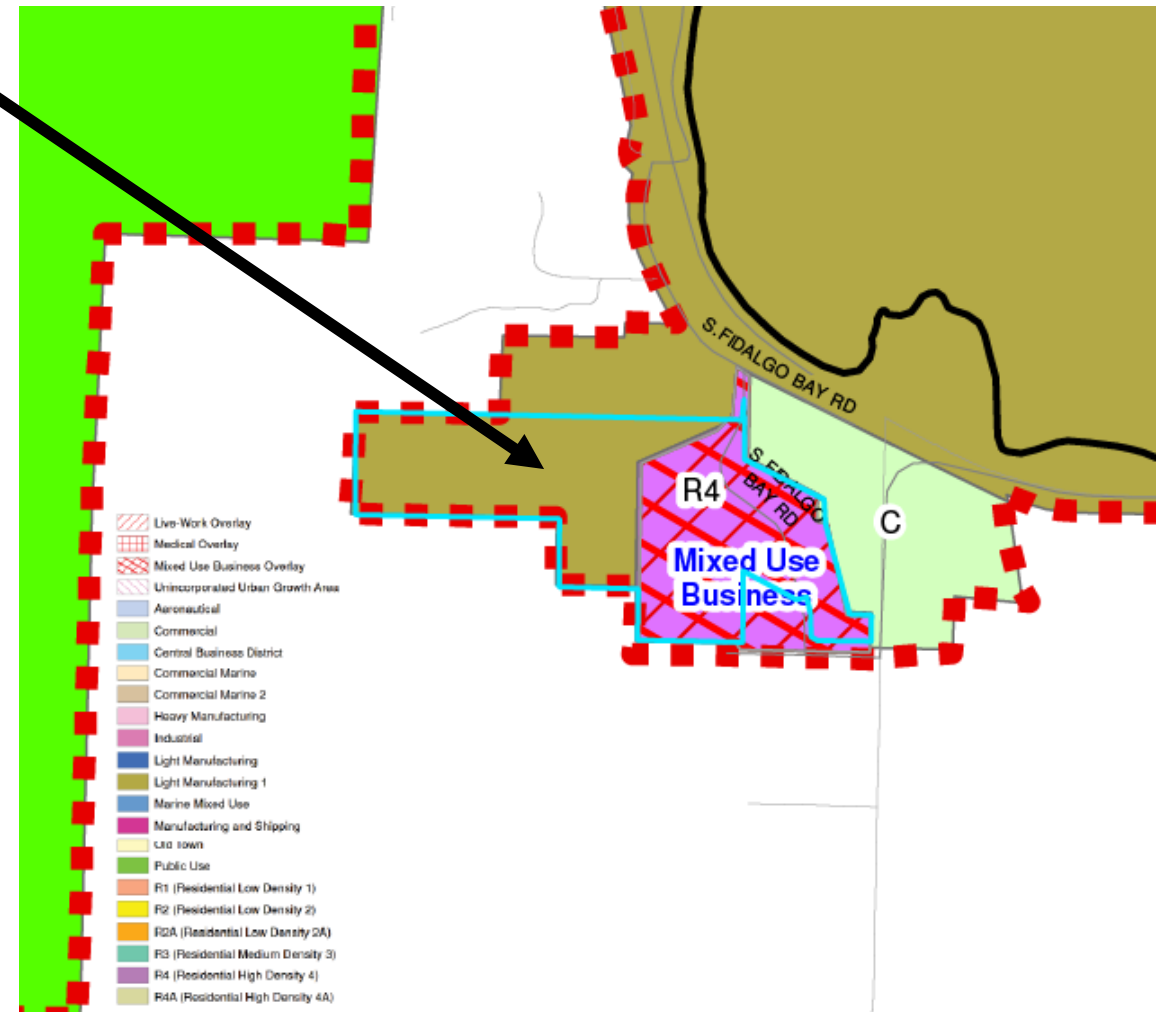
## Development Agreement & Negotiation

- After selecting a developer, the city would negotiate an agreement with the selected developer to ensure the site is developed according to the city's vision.
- A **Memorandum of Understanding (MOU)** is a common first step - a nonbinding agreement where a broad deal structure is agreed upon.
- Later, a **Development and Disposition Agreement (DDA)** is negotiated. This is the primarily legal execution of the partnership that conveys the property to the developer, subject to conditions including timing, type of housing, and affordability levels.

# Zoning Concepts

# Rezoning Concepts

- Consider rezoning the LM1 parcels to a residential zone (e.g. R4) due to market analysis findings on environmental constraints and limited suitability for industrial use
- If no development is possible or pursued on those parcels, Public Use zoning could be another option to help preserve open space



An aerial photograph showing a road intersection. A road labeled 'S Fidalgo Bay Rd' runs vertically. Another road, labeled 'Scandia Cr', branches off to the right. A highway with a '20' shield is visible on the right side of the image. The landscape is a mix of forested areas and some industrial or commercial buildings. The text 'Thank You' is overlaid in large white letters on the left side of the image.

# Thank You

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