- *Meetings may be viewed on the City of Anacortes website, on the City of Anacortes YouTube Channel, or on TV Channel 10.*
- *To watch, listen to, or participate in the meeting live, visit https://us02web.zoom.us/j/84685300609 or telephone 1-253-215-8782 and enter Meeting ID 846 8530 0609.*
- *The public is encouraged to comment via email to pced@anacorteswa.gov, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221. Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.*
- *Complete guidelines for virtual participation in Anacortes Planning Commission meetings are available here. View the quick video example for connecting to the meeting here.*

Anacortes Planning Commission

Municipal Building - Council Chambers
904 6th Street

August 20, 2025
6:00 PM

PRELIMINARY AGENDA
Packet Materials / Watch Meeting

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
   a. Minutes of February 26, 2025, March 26, 2025, April 9, 2025, April 23, 2025, and May 14, 2025.
4. **Public Comment**
5. **Public Hearings**
   a. Public Hearing & Decision: SDP-2024-0007 - Fidalgo Bay Road Stormwater Improvements Shoreline Permit (City of Anacortes Public Works Department)
6. **Other Business**
7. **Planning Department Update**
8. **Adjournment**

**Citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment during a public hearing may do so as those items are considered by the Planning Commission during the course of the meeting.*

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.

Anacortes Planning Commission Minutes - March 26, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of March 26, 2025 at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Frank Jeretzky, Paul Ryan, Luke Currier, and Mike Mills were present.

Pledge of Allegiance

Minutes

There were no minutes submitted for approval.

Public Comment

Shui Jaun Mu, Anacortes, said she attended the open house last Thursday. There was a lot of information presented. Many people said it was hard to follow, so they did not ask questions. She expressed concern about the calculations. She asked for the baseline for Anacortes and the consultant said they would provide that information to staff. She recommends using non-Covid years for determining the baseline. She expressed concern at how the index blocks were calculated.

Marlee Finley, served on the climate policy team. She pointed out that some of the information is complicated. It sometimes takes a smaller group to take a deeper dive into the details.
Mike Mills reminded everyone that those meetings were taped, so the public can see them if they'd like.

Mark Robinson, Skyline, commented that Washington State legislature is trying to reign in the craziness that has gone on. There is new legislature for permit timelines. He asked if the City has a plan in place to bring the permit system into compliance with these timelines. He feels that the process needs to be improved.

Linda Martin pointed out that there is a letter she wrote in the packet. There are some citizen comments about that letter. She clarified that she was not able to attend the open house, so she provided this letter. She was surprised that it was included in the packet. She clarified that she wrote the letter because she's really concerned about the politically charged atmosphere locally and throughout the nation. We have worked so hard on this Comprehensive Plan, but realize that due to the local climate, we will likely turn off half of the population. She urged the community to find common ground. She does not want the Comprehensive Plan to become controversial.

Written Comments Received Prior to Publication of Packet

Public Hearings

Other Business

2025 Comprehensive Plan Update - Climate Element Introduction

John Coleman said tonight is a comprehensive explanation as to why we are required to do the Climate element of the Comprehensive Plan update. The Climate element is to address greenhouse gas (GHG) emissions and resiliency from the effects of climate change. There will be a lot of background information along with the findings of the resiliency study. Staff and the consultants will work on the goals and policies to address those concerns. Much of this work has been done with the climate committee. Goals and policies are still being worked on and will be presented to Planning Commission at the next meeting. There will be a public hearing on those goals and policies after that presentation. This is a good opportunity for the community to see all the work that has been done so far.

Katie Saunders, Makers Consulting, reviewed what will be discussed tonight. The State has a new

requirement to plan for climate change during the Comprehensive Plan process. The Climate element was established in 2023 by HB1181. Different communities have different requirements. Anacortes is required to plan for the GHG reduction and resiliency sub-elements. Communities are also required to advance environmental justice and avoid environmental health disparities. Matrix has been following the guidance from the Department of Commerce. There are overlaps with these elements to GMA goals. We are taking a comprehensive approach to this. She reviewed the 3 minimum requirements for the GHG emission sub-element. Jurisdictions will be required to submit reports on 5-year progress on the implementation of these policies. She moved on to the 3 minimum requirements for the resilience sub-element. Anacortes has a broad range of impacts from climate change. There needs to be at least one goal and policy for each climate-exacerbated hazard.
Will McCombs asked for a definition of "environmental justice".
Ms. Saunders read the definition from the Department of Commerce. She reviewed the process to date on this element and the 2 sub-elements. Anacortes is currently in the goal planning phase. She reminded the Commissioners that although this is a new element, Anacortes already has some policies from the 2016 Comprehensive Plan update that Matrix has been building off of. She reviewed the guiding principles that helped to facilitate the Comprehensive Plan update. Some of these came from 2016 Comprehensive Plan update higher level goals that became guiding principles. Many of these will continue to live on!
Linda Martin asked if the draft of the Climate element is done and available for Planning Commission review.
Katie Saunders clarified it will be shared with the Planning Commission soon. The key feedback point from open houses and survey is that community members state they have already started to take action to reduce GHG at home. We asked about barriers or challenges. The concerns raised were the cost of building improvements and/or electic vehicles, not feeling safe walking or biking, and transit service doesn't meet the need; the concern for wildfires has come up at every meeting and survey; there's been general support for the findings of climate vulnerability index maps; and lastly thees a desire for action. We developed the climate explorer tool for citizens to use. She pointed out that there was a range in responses at the listening session for Marine & Industry.

Beth Miller, Parametrix, reviewed the GHG inventory. This is an accounting of all the GHG's that are emitted or removed from the atmosphere during a specified time period for an organization or geographic boundary. GHG's come mostly from the combustion of fossil fuels, but also includes emissions from other sources. GHG inventories provide an emissions baseline and a means to track emissions reductions over time and progress toward goals. The different GHG's have different effects on the atmosphere. There are 3 ways to take the GHG inventory. The first 2 are not as useful for understanding where cities should focus their energy. We did a point-in-time measurement of GHG's in Anacortes. This gave us a clear picture of what's going on which allows us to take action in a very informed way. This will also assist with tracking the progress after implementing the policies. She reviewed the different kinds/scopes of emissions that are included in the GHG inventory. Scope 1 is within the City boundary, scope 2 is grid-supplied energy and scope 3 is generated outside the City boundary. The Anacortes inventory was from 2022 because it takes a long time for them to publish the data for these sources.
Will McCombs asked if any correction factor is needed due to COVID-19 occurring during the review period, especially in regard to tail pipe emissions.
Beth Miller clarified that there was not a drastic change in 2022, so no need for correcting.
Linda Martin pointed out that scope 1 and 2 equal 52% and scope 3 is 48%.
Ms. Miller agreed. She pointed out that scope 1 & 2 are the local emissions and scope 3 are the imported emissions.
Linda Martin asked why the refineries were excluded.
Beth Miller said they are technically not within City limits. They will be included in the Skagit County emission inventory. We included the ferries in the City as the fueling occurs within the City limits. She reviewed the equivalent of one metric ton of CO_2e (carbon dioxide equivalent) to give scale. Our local

emissions in 2022 were 486,000 MT CO2e. She pointed out that the forest lands actually created an emission reduction in CO2e. Commerce is asking communities to address the local emissions.
Mike Mills pointed out that in Scope 1& 2, it adds up to 245,000. He asked if that is CO2 directly or CO2e.
Ms. Miller said it is mostly CO2. Waste and refrigerant are not CO2 directly. Almost everything else is combustion of fossil fuels, which releases mostly CO2.
Jim Stoneman asked if the percentages between local and imported are comparable to other communities.
Beth Miller said it is.
Katie Saunders clarified that communities don't have to include imported emissions based on how they are doing their inventory.
Ms. Miller agreed. It is not required because it's harder to control. We included it because it is such a big issue. People need to understand that it's not just what you drive, but also the things you purchase.
Linda Martin asked if the report for Anacortes will include only local emissions.
Beth Miller clarified it will only include local emissions. She moved on to review the local emissions sources. For building energy, PSE is relatively carbon intensive compared to the regional grid. This will decrease when the laws come into effect to require PSE to reduce emissions. She moved on to transportation. Ferries are hard to incorporate as they move between different areas. Since most of the ferries only fuel in Anacortes, you can use 1/2 of the fuel sales.
Frank Jeretzky pointed out that the ferries service 2 counties. He asked how that is taken into account.
Ms. Miller said she is not sure what San Juan county is doing. We decided to use 1/2 of fuel sales because it's reproducible in the future and accurate. This allows us to measure progress over time.
John Coleman pointed out that we have very little control over the policies for ferries. Those organizations will be handling reduction of GHG's through their own policies. We just need to be consistent in measuring this so that it can be measured in the future. Other counties will also have to inventory the GHG emissions for the ferries.
Will McCombs asked if they separated the fuel sales into recreational versus commercial marine.
Beth Miller said they are not able to differentiate those. She moved on to forest emissions, which is estimated through satellite imaging. They look at changes in tree canopies over 20 years and then create a yearly average. For waste, we collected how many tons of garbage was collected in Anacortes and then used a calculator based on population and waste treatment type to understand the emissions. Imported emissions are based on the community income levels to estimate the emissions for all of these different sources. She reviewed the GHG inventory key findings slide. This is a projection over time given the current State regulations. There is a significant portion that is estimated to be reduced by state-level regulations. There are some remaining emissions that need to be addressed to get to net-zero.
Linda Martin asked if the State adopted the Paris climate agreement that the net-zero line is based off of.
Ms. Miller agreed it is based on the Paris climate agreement. If we are able to get close to net-zero by 2050, we will be able to avoid some of the worst impacts of climate change. Communities need to help the State to meet the net-zero goal. She reviewed the things that communities can do; such as reducing VMT through land-use decisions. If you put people where they need to be, they don't need to drive as much. Other options are to switch residential heat to electric; increase local renewables; switch commercial and industrial heat to electric; and support switching to renewable diesel.
Luke Currier asked for an explanation for increasing local renewables.
Beth Miller said it's basically solar at this time. This is a preview of key areas that can be worked on and where we're headed.

Katie Saunders moved on to climate vulnerability. Some key impacts are sea level rise/ coastal flooding; changes in precipitation; heat; and wildfires. Regarding heat, a quick change in temperature can be more impactful than gradual changes or gradual increases in temperature over time. Wildland Urban Interface (WUI) is where wildlands meet more developed lands, which has a higher wildfire risk. Anacortes has quite a bit of this. Commerce advised us to identify the local assets that are key to the community. These are the climate sectors. Within each sector, we identified some of the local assets. The climate team reviewed these

too. We then developed the Anacortes climate vulnerability index. It is a composite index of 3 separate indexes that assess different aspects of how climate affects communities. They are adaptive capacity index, sensitivity index and exposure index. All of these together inform the vulnerability. She reviewed the climate impact map.
Linda Martin asked if that would be a tool for the community to use in the future.
Katie Saunders agreed. She continued to review the components that contribute to the 3 indexes. These are tools for understanding the impacts to the community.
Linda Martin wondered if staff tracked if we received input from people in the darker areas on the maps.
Ms. Saunders said they did not track that, but staff worked with providers that work with those individuals.
We then looked at the vulnerability and risk assessment. She reviewed the chart with the climate risks. All of these are increased risks, but some are low, moderate, or high. She reminded the Planning Commission that low does not equal zero risk. This can help prioritize what to focus on. She reviewed the key asset vulnerabilities such as Hwy 20 flooding, wastewater treatment facility, extreme heat vulnerability, etc.
Linda Martin pointed out that heat was mentioned quite a bit in the report. She asked if we are considering getting colder in the winter, which is a vulnerability.
Katie Saunders clarified that the trend is focused on increasing heat which leads to higher risk of vulnerability. There are significant changes in increased heat risks the further we project into the future. This plan will be the building blocks for the future.

Planning Commission Rules of Procedure discussion

Linda Martin said the Planning Commission needs to determine if we want to add RCW 35A to the Rules of Procedures. The City Attorney is leaving it up to us. The Mayor brought this up in his mayoral report and it seems to apply to us as well.
Mike Mills feels there is no reason not to add it.
Will McCombs moved to include RCW 35a in the Planning Commission Rules of Procedure. Jim Stoneman seconded. All ayes.

Planning Department Update

John Coleman pointed out that we had the third Comprehensive Plan open house last week. This was the first roll-out of the Climate element of the Comprehensive Plan. There are 2 more meetings about this topic coming to the Planning Commission. Staff just received the draft goals today and have not had time to review them. We will try to get that published as soon as possible.

Adjournment

Chairperson Martin adjourned the meeting at 8:15 p.m.

Anacortes Planning Commission Minutes - April 9, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of April 9, 2025 at 6:00 p.m. Commissioners Jim Stoneman, Frank Jeretzky, Paul Ryan, and Mike Mills were present. Commissioners Luke Currier and Will McCombs were absent. Jim Stoneman moved to excuse the absences of Commissioners Currier and McCombs. Frank Jeretzsky seconded. All ayes.

Pledge of Allegiance

Minutes

Minutes of 10/30/2024 were submitted for approval.

Jim Stoneman moved to approve the minutes as submitted. Paul Ryan seconded. All ayes.

Public Comment

Public Comment - Munce 4/4/25

No public comment received.

Public Hearings

Other Business

2025 Comprehensive Plan Update - New Draft Climate Element Goals & Policies

John Coleman introduced the presenters from Makers.

Katie Saunders said tonight's meeting is to review the Climate element draft goals and policies. The greenhouse gas (GHG) inventory will be the first part and Beth Miller will present this.

Beth Miller reviewed the minimum requirements for the greenhouse gas emission sub-element. The goal is to make sure everyone benefits from a reduction in GHG's. She reviewed the projections and the potential for reduction in Anacortes's projected emissions. The two potential improvement areas are switching from natural gas furnaces to electrical heat pumps and reducing vehicle miles traveled (VMT). Anacortes is relatively low already, but there is room for improvement. She reviewed options to reduce the building and transportation energy. Some examples include increasing local renewables (i.e.: rooftop solar systems); supporting the use of renewable diesel and supporting EV infrastructure. The city can help make it easier for EV's by having chargers available for those that don't have them readily available at their residence. The target is to meet the state's requirement of net-zero emissions by 2050. The city is taking the lead by exploring opportunities for collaboration and partnerships.

Katie Saunders stated that regarding interim targets, there is no need to set these, but city staff thought there were some areas that they wanted guidance on. This can help with transition planning. She reviewed the 3 minimum requirements for the resilience sub-element. The city is required to have a goal and a policy for each climate-exacerbated hazard. She also mentioned that there is overlap between climate and the Shoreline Master Program (SMP), so that will be addressed when the SMP is updated. The Department of Ecology is finalizing guidance for the SMP update.

Linda Martin clarified that we are using the 2010 SMP. She asked when the update is due.

John Coleman pointed out that the city is working on the update. It's pretty much done, but put on hold due to some appeals. Staff will bring it back after the Comprehensive Plan is completed. The SMP will have a public review process.

Mike Mills asked if the minimum requirements are from HB 1181.

Katie Saunders agreed. She moved on to the local climate hazards: extreme heat, extreme precipitation, sea level rise, landslide, reduced snowpack/ drought, and wildfire/ wildfire smoke. There are additional nuances that need to be considered that we will discuss tonight. She reviewed the climate sectors and local assets. She reviewed the key asset vulnerabilities for our community. The ACFL brings several benefits; such as,

emission reduction and additional buffers to ecosystems. The climate element can stand alone or be integrated into the other elements. The stand-alone option aligned best with the process Anacortes is going through. Cross-references can help with integration in the future updates to the Comprehensive Plan.
Ms. Saunders moved on to the process. They worked from measures identified by Commerce. Their team discussed priorities with the climate team to edit and make things fit for the entire community. They shared the draft list with staff and the climate team. They also took into account the feedback received at the open house from the community. The revised list is in tonight's packet. She reviewed the feedback from the open house. The highest votes were for the ecosystems (protecting and restoring streams and wetlands, and enhancing urban forests), promoting energy efficiency and small-scale renewable energy. We also heard support for incentivizing private development to promote green energy and sustainable design; and promoting local solar and small-scale renewable energy. She reviewed the additional feedback received.
Katie Saunders moved on to the draft list overview. There are 15 goals and 59 policies. Of those, 35 are high-priority measures from Commerce guidance. Anacortes is meeting all the minimum requirements for goals and policies. She provided a list of the co-benefits of climate goals and policies. In the list, they called out the sub-elements that are applicable to indicate the co-benefit. They also added a column to show if they are meeting the minimum requirements. The yellow-highlighted policies did not come from the Commerce requirements; rather, most were existing or came from the consultant team. She moved on to the environmental justice considerations for vulnerable populations. A key element was supporting and promoting affordable housing policies. There is potential for more significant health impacts for vulnerable communities and sensitive populations. Tribal communities experience cultural loss with climate impacts. They reviewed the Samish climate vulnerability assessment. Downtown and eastern portions of Anacortes have higher vulnerability based on location and types of housing in those areas.
Ms. Saunders moved on to the climate goals. She pointed out that CE 1.1 grew out of an existing policy and was expanded after bringing in guidance from Commerce. CE 1.2 discusses the need for coordination and partnerships.
Mike Mills commented that in CE 1 there is language for Anacortes to be a leader for the region. Given the limited resources, he wonders why that language is in here.
Katie Saunders clarified that is from the existing policy. They looked at what the city would need to do to retain this policy.
Linda Martin stated that CE 1.1a is redundant.
Ms. Saunders asked if the Planning Commission wants the guiding principles in volume one.
The Commissioners agreed.
Katie Saunders moved on to CE 2, which touches on environmental justice for vulnerable populations.
Jim Stoneman pointed out that "raise awareness" is used several times. He wonders if there is other language that can be used.
Katie Saunders continued with CE 2 stating this helps to understand the barriers to those populations. CE 3 focuses on working with local tribes to protect cultural resources and practices.
Linda Martin referenced CE 3.1, asking how we can enhance local ecosystems to meet tribal treaty rights.
Katie Saunders gave the example of salmon restoration.
Commissioner Martin asked if there is a list of culturally relevant sites to accompany CE 3.3.
Katie Saunders clarified there is a story map that was completed with the Samish tribe. They also did a survey of culturally relevant sites.
Linda Martin commented that if we knew the relevant sites, that could impact zoning, building regulations, etc. If we don't know these sites and we try to make change, we would have to work with the tribe for each individual project to make a determination on this.
Ms. Saunders agreed that a list is a great idea. She reminded the Commissioners that we also need to be mindful of development in known areas, such as the shoreline, for cultural resources. She moved on to CE 4, which focuses on how we are meeting minimum requirement #2 for supporting ecosystem adaptations.
Mike Mills referenced section 4.1, suggesting the language be "climate change impacts, including sea level rise".

Linda Martin said CE 4.3 is cross-referred to Ecology, so it does not need to be in both places. She suggests adding a period after streams in section 4.4. The rest of that sentence seems to be addressing a different topic and could be moved to CE 5.1.
John Coleman said they are related. We want to protect the trees around streams and wetlands, but we also need to be fire-wise around houses. It's a balancing act that we're describing, which is why we are referencing it in both sections. This brings to light that these priorities are at odds with each other.
Jim Stoneman commented that he likes these because there is action to them. He wonders if the prior goals could follow this format.
Katie Saunders moved on to CE 5, which talks about growing the urban canopy broadly along with developing plans to reduce wildfire.
Linda Martin referenced section 5.4 and suggested changing to the language from the prior section.
Ms. Saunders pointed out that in section CE 6, energy resilience, most of these were identified by PSE. This section talks about coordination with PSE for the local grid.
Linda Martin said at the last meeting, she mentioned that storage facilities for batteries is a controversial topic. She feels that the citizens will not be agreeable to storage facilities for batteries. This needs to be discussed with the public and thought through.
Paul Ryan asked if the battery storage is based on fire concerns.
Katie Saunders stated that providing local storage helps with resiliency of the grid. This could be accomplished with a micro-grid solar panel installation. She understands that there may be larger facilities, but Anacortes could plan for smaller ones.
John Coleman clarified that we need to address rules for battery storage facilities. PSE is pushing for battery storage for grid stability. There may also be legislature moving in that direction. The scale of these needs to be addressed. We need to make sure there is enough power available when there is demand.
Linda Martin suggests looking at this entire section and reworking it. She wondered why this only addresses PSE and not all the local utilities.
Mike Mills expressed concern at the introduction of battery storage facilities. He moved on to down-lights for streetlights. He asked if that is addressed in the environmental section as pollution.
Katie Saunders agreed.
Linda Martin referenced CE 7 which states "and support energy system transitions to reduce GHG emissions from buildings". This is in opposition to initiative 2066.
Paul Ryan pointed out that the building associations are fighting this transition.
John Coleman stated this says promote, not end. The climate element leans towards electrification of homes for efficiency. This mainly means changing from gas furnaces to electric heat pumps.
Linda Martin disagreed with that interpretation.
Ms. Saunders said they will look at this again. She reviewed the two main sections in CE 7. The first addresses new buildings and the second addresses reducing emissions from existing buildings.
Linda Martin referenced section CE 7.5, which is the battery storage controversy.
Katie Saunders clarified that these are small-scale, such as solar panels.
Frank Jeretzky said he understands moving to efficiencies, but making those mandatory will increase development costs. This goes against the affordability issues we are also concerned about.
Katie Saunders stated this is more about existing buildings.
Frank Jeretzky pointed out he was talking about affordable housing, not low income. He expressed concerned that making this mandatory will decrease affordability.
John Coleman said these changes provide longer term affordability of energy/utility bills. As the technology becomes more common, the costs come down too.
Paul Ryan commented that they are less efficient in colder weather.
Linda Martin said that's a point well taken. There are unintended consequences.
Katie Saunders stated she will look at ways to reword the language in CE 8 to better capture the overall goal.
Section CE 9 is making sure development is located to increase resilience.
Linda Martin asked if CE 9.1 requires changing zoning.

Katie Saunders disagreed. This is to look at where to locate infrastructure.
Mike Mills referenced CE 9.4. When we invest in property, there is risk involved. He's not convinced that it's appropriate for the city to buy properties that become vulnerable to climate-exacerbated hazards.
Katie Saunders said this can be applied when the city purchases property and changes the use to open space. This is looked at on a case-by-case basis. She moved on to CE 10, stating that a lot of this is from the Department of Commerce guidance.
Linda Martin suggested adding the definition of active transportation.
Katie Saunders clarified that will be addressed in the transportation element. This connects to that element.
Several Commissioners agreed there needs to be a glossary of terms.
Linda Martin referenced CE 10.1, asking for a definition of form-based codes.
Katie Saunders gave the definition. She moved on to CE 11, which deals with transitioning to EV vehicles. She then reviewed CE 12, 13, and 14 which deal with the economic impacts of a disaster. She pointed out that a lot of the work described in CE 15 is already happening.
Mike Mills pointed out that we use the word prioritize quite a bit. The existing plan has a table regarding implementation, but it doesn't have a process for prioritizing. The draft has almost 60 in this element. He expressed concern at being able to prioritize all of them.
Katie Saunders stated they will be identifying actionable items to shape the next steps.
Mike Mills commented that this is pervasive in all the elements. We will have to figure out how to prioritize these because our budget will not allow for all of them.
Katie Saunders said they will highlight the co-benefits to help with that prioritization.
Paul Ryan mentioned that at the beginning of the meeting we discussed switching from natural gas to electrical. He asked if the consultant's has those figures.
Beth Miller stated they don't have that information. They can review natural gas sales to customers, but it's hard to convert that to a number of homes.
Paul Ryan hopes that CNG will share that information. He expressed concern about the electrical capacity.
Beth Miller said PSE was firm that they have the capacity, which is why the PSE goals were included.
Katie Saunders clarified that we are not mandating switching to electrical from CNG.
John Coleman said we discussed capacity with PSE several times. This is not unique to Anacortes. They are working with the State to make sure this is attainable. He reminded the Commissioners that PSE is already starting to switch the grid to clean energy. He pointed out that we eliminated items from the environmental and conservation element and will be making those references.

2025 Comprehensive Plan Update - Draft Amendments to the Environment & Conservation Element Goals & Policies

John Coleman pointed out that these goals and polices already exist. No major changes were made; only small edits to make things clearer, more readable, and to be more consistent with other elements in the Comprehensive Plan. Many of these were moved to other elements and not stricken outright.
Mike Mills asked why we are acknowledging tribal governments in EC 1.2.
John Coleman said staff realized that was overlooked before, so we added it now. EC 2 was changed to shoreline resources to be more accurate.
Linda Martin referenced the new policy between 2.1 & 2.2 stating it is included in the climate element, so it's duplicative here.
John Coleman stated that one of the changes to the SMP is formatting. It will be changing from a stand-alone document to two separate documents. The first section, the goals & policies, will be moved to the Comprehensive Plan and the regulations will be moved to the AMC. The shoreline element of the Comprehensive Plan will be an outcome of the SMP update. He moved on to natural hazards in goal 3.
Linda Martin referenced section EC 3.2. She asked if "frequently flooded areas" are delineated similar to the 100-year flood plain.
John Coleman disagreed. Those are not mapped. Frequently flooded areas are usually locally known areas.
Linda Martin expressed concern about this being interpreted incorrectly.
John Coleman said that as far as shoreline goes, the 100-year flood plain may change due to sea level rise.

We don't know if this will apply to rivers. Groundwater flooding is different. Those are areas where the groundwater is higher than it used to be, usually due to underground changes.
Mike Mills pointed out that goal 3 has to do with natural hazards. He asked where non-natural hazards are addressed. He wondered if there's an emergency plan for things, such as, commercial, aviation, etc.
John Coleman clarified that airports have crash zones around them. The fire department is prepared for other non-natural hazards. The refineries have their own plans for incidents that occur. He moved on to EC4 and EC 5.
Linda Martin asked how "in perpetuity" will be achieved as referenced in EC 5.1.
John Coleman gave the examples of conservation easements or dedicated tracts. A NPGE has been used in the past to achieve this. He mentioned that there is one new policy in EC6.
Linda Martin pointed out that is also in CE 4. Her preference is to keep it here.
The Commissioners reviewed the rest of the goals & policies and had no comments.

Planning Department Update

John Coleman pointed out that staff intends to have a public hearing on these items at the next Planning Commission meeting on April 23, 2025. He reminded the Commissioners that tomorrow is the chamber lunch where the Mayor will update us on the state of the city.
Mike Mills asked for information on the June 6th North Star meeting.
John Coleman commented that all the jurisdictions in Skagit County are working together to identify housing, homelessness, mental health community service organizations that exist to better understand how they all work together. This symposium is an educational resource for all the different efforts going on. There are several tracts you can choose to attend.
Linda Martin pointed out that tickets are going quickly.
Mike Mills wondered if there is another City Council retreat planned yet. He found that very informative when he attended last year.
John Coleman suggested checking with Jennifer T.

Adjournment

Chairpersom Martin adjourned the meeting at 8:23 p.m.

Anacortes Planning Commission Minutes - April 23, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of April 23, 2025 at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Frank Jeretzky, and Luke Currier were present. Commissioners Mills and Ryan were absent. Commissioner Stoneman moved to excuse Mike MIlls and Paul Ryan. Will McCombs seconded. All Ayes.

Pledge of Allegiance

Minutes

Minutes of November 6, 2024 were submitted for approval.

Commissioner McCombs moved to accept the minutes as submitted. Jim Stoneman seconded. All Ayes.

Public Comment

No public comment received.

Public Hearings

2025 Comprehensive Plan Periodic Update - Proposed amendments to the goals and policies of the Climate and the Environment & Conservation elements of the Comprehensive Plan

Libby Grage reviewed the Comprehensive Plan process to date. The Climate and Environment & Conversation elements were introduced to the Planning Commission on March 26th, then you had a discussion regarding the goals & policies on April 9th. Tonight is the public hearing for those elements. The next steps will include staff making updates to the goals and policies, completing updates to the background information and compiling the updated draft Comprehensive Plan for public review.

Katy Saunders, Makers, reviewed CE 1 stating the language was updated for clarity. The competing language was removed from CE 1.1. The repetitive language was taken out of CE 2.1. CE 3.1 was updated per the Planning Commission recommendation. We added clarifying language to CE 4.1 for future climate change impacts. In CE 4.4, the language regarding wildfires was removed and moved to section 5.4. The repetitive language in CE 6 and CE 7 was removed. We updated the minimum requirements column to be less confusing.

Linda Martin suggested the Commissioners review section 8 of the Climate element since that was not completed at the last meeting. This will be after the public hearing.

Public hearing opened.

Suzanne Roner, Anacortes, said she opposes changes to this plan. She read her letter into the record. She expressed concern that battery storage facilities could be detrimental to Anacortes. She recommends staff contact the Sedro Woolley City Council regarding these battery storage systems. She feels these are being forced into communities without regard to safety and environmental concerns. She expressed concern about fires related to BESS facilities. She expressed concern that many BESS projects rely on governmental incentives or favorable energy policies that can change.

Mark Nyhard, Anacortes, wonders if the Comprehensive Plan adequately takes care of water supply. The projections could be inadequate or excessive because the Skagit River currently flows at a different rate than it has historically. He suggests rain catching and rain gardens. He asked if there is a plan for the water treatment plant on the Skagit River for the next time it floods. If that were to happen, Anacortes could be without water for quite some time. He pointed out that although we share the bay and air with the refineries, they are not in our Comprehensive Plan. He commented that the "white stuff" blowing above the refineries is water that they should be recycling. They use 50% of Anacortes' water. They need to reduce their reliance on our water. He also expressed concern about the cargo ships that may not be burning clean diesel, which

affects the air quality.
Bud Anderson, Anacortes, said he appreciates the work the Commissioners are doing. He feels Washington state and the City of Anacortes finally stepped up to the plate to address these issues. He likes the reports from Makers as they are easy to read. He expressed concern that the refineries need to change as the city has. He would like the refineries included in the Anacortes Comprehensive Plan. He referenced 2 reports that he feels data could be extracted and included in the plan. He is unsure what the answer is, but suggests there are hundreds of acres at March's Point that could be replanted as forest.
Andrea Dalton, Anacortes, said she is concerned about the refineries. She pointed out that other Washington jurisdictions enacted landmark legislation prohibiting fossil fuels, but March's Point has no restrictions. The time is now to do that. We need to look at the impacts of the future of March's Point.
Public hearing closed.

Libby Grage pointed out that there were many comments received after the 3:00 p.m. cut-off. Those will be forwarded to the Commissioners and added to the website.
Linda Martin said the Planning Commission hasn't had time to digest all of the input and review all the sections. She suggested another meeting to have that discussion.
The Commissioners agreed.
Libby Grage said this could be added to the May 14th agenda. She reviewed the upcoming agenda items and topics. We hope to have the draft plan out to the community in June.

Other Business

Planning Department Update

John Coleman thanked everyone for their participation tonight.
Linda Martin referenced City Council meeting, stating the number of permits is still down significantly.
John Coleman said the housing market stats throughout the County have been down, largely due to interest rates.
Linda Martin commented it's good to know that it's not just here.

Adjournment

Chairperson Martin adjourned the meeting at 6:38 p.m.

Anacortes Planning Commission Minutes - May 14, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of May 14, 2025 at 6:00 p.m. Commissioners Jim Stoneman, William McCombs, Luke Currier, and Mike Mills were present. Commissioners Paul Ryan and Frank Jeretzky were absent. Jim Stoneman moved to excuse the absences of Mr. Ryan and Mr. Jeretzky. Will McCombs seconded. All ayes.

Pledge of Allegiance

Minutes

Minutes of November 13, 2024 are Submitted for Approval

Mike Mills moved to approve the minutes as submitted. Jim Stoneman seconded. All ayes.

Public Comment

No public comment taken.

Public Hearings

Other Business

2025 Comprehensive Plan Update - Draft Amendments to the Economic Development Element Goals & Policies - Introduction

John Coleman introduced Andrew Oliver from Leland Consulting. In November of last year we put out an Economic Development survey. The results have been reviewed. We have a creative economy in Anacortes. Earlier today we published minor updates to support the creative economy goals and policies.

Andrew Oliver said we used the draft survey results to update the goals and policies. We also tried to consolidate the current goals and polices to make them more actionable. For example, goal #5 was a "grab bag" of policies. We took that goal out and reorganized the content into other areas. Several things in goal #1 are proposed to remain. We tried to provide specificity by adding the Creative District, incubator spaces, etc. We also tried to align some of these goals and policies with other Comprehensive Plan goals and policies.

Linda Martin asked if ED 1.9 was removed.

Andrew Oliver clarified the strike-through for that item needs to be removed. This has been re-written to provide clarity and focused more on the Creative District.

Jim Stoneman asked if the Anacortes Creative District is a new organization.

John Coleman said it is. He reviewed how it came to be. The Creative District is encouraging art in the community. The City wants to support that with goals and policies. The District area is mostly within the CBD but also goes to Causland Park and the Depot.

Linda Martin asked staff to describe what "provide incubator space for micro-enterprise" means in ED 1.6.

John Coleman clarified that we are a Community Development Block Grant (CDBG) community. We typically support community services with that funding. It's mostly project-based funding, but the funds can also be used to create jobs, micro-enterprises (small start-up companies), etc. That's why it is referenced in the Comprehensive Plan.

Andrew Oliver reviewed other proposed changes to the goals and policies. At the end of goal 1, there are 3 new policies proposed: 1) coordination, 2) attract knowledge-based enterprises, and 3) support expansion of local medical care facilities as sources of jobs and income. These 3 came from other sections and fit better in this area. In ED 2 several policies were consolidated into the first policy. We recommend removing "consider implementing limits on non-retail uses in the CBD" because there are a variety of uses currently in the CBD. In ED 2.13, we are suggesting changing the parking policy to more align with the climate element of the Comprehensive Plan.

Will McCombs pointed out that there are a few policies using "consider" as the goal. He would prefer better language that encourages us to do something instead of considering.
Linda Martin wondered how ED 2.5 aligns with the short-term rental (STR) ban.
John Coleman clarified that we want to encourage hotels in the CBD. This is consistent with the development regulations.
Linda Martin asked how ED 2.6 affects the planned event center.
Andrew Oliver stated this was not removed; rather it was moved to another policy. He moved on to goal 3 which had only minor edits; such as, adding "art associations" to promote the Creative District.
Will McCombs asked if this can be more direct in the language. He suggested saying "create and fund a city culture and tourism office".
Andrew Oliver agreed. He reviewed ED 3.10.
John Coleman said that currently we don't have the funding or plans to create this. Leaving the language less specific shows this is important, but doesn't require us to do it. This gives us future options.
Mike Mills said he agrees with Commissioner McCombs that the language is too wishy-washy. He is also concerned about being too specific because we don't have a mechanism to prioritize these.
Andrew Oliver suggested replacing consider with encourage or explore. He moved on to ED 3.4.
Will McCombs commented that regarding tourism, Anacortes doesn't have a unique attraction. There are several things to see and do, but not "one thing" to attract visitors to Anacortes. If we want to make Anacortes a tourist destination, we need to determine what that would be.
Linda Martin said we have Washington Park and Cap Sante viewpoint.
Will McCombs felt that there are things Anacortes could do to draw more visitors and make it a destination.
Jim Stoneman stated that some of those are called out in ED 3.10.
Will McCombs said he likes the language in ED 3.10, but it could be more detailed to help create a unique destination for Anacortes.
John Coleman suggested adding a "key or focal point of attraction that would encourage visitors to Anacortes on it's own merits".
Several Commissioners agreed.
Andrew Oliver moved on to the addition to goal 3, ED 3.14, which brings in greenhouse gas (GHG) emission language. He moved on to goal 4 stating there are very few changes here.
Mike Mills said he wants to talk about who's responsible for what when it comes to the refineries at March's Point between the County and City.
John Coleman clarified that March's Point is part of the Urban Growth Area under the County's jurisdiction. In the zoning for that area, it says that the County is to follow the City's development standards for that area. The County will contact City staff to review the proposals.
Andrew Oliver moved on to goal 5, stating these were consolidated in other sections or removed. Clarification language was added to ED 6.2.
Will McCombbs said this is a great opportunity. We can call out specifically for culinary and hospitality fields. We can partner with Skagit Valley College programs to have world-class restaurants & hotels.
Andrew Oliver stated that can be added to ED 6.3 or 6.4.
Will McCombs referenced incubator spaces for micro-enterprise. He asked if those are often collaborative with colleges and universities.
John Coleman said not necessarily, especially since this is CDBG funding. This could be for someone starting a business in their home, but end up needing more space. They could rent the space for a specific timeframe to grow their business. We often hear about a need for a small commercial kitchen available for specific periods of time.
Luke Currier pointed out that NW Career and Technical Academy has a commercial kitchen program in Mt Vernon. He suggested adding that here.
Andrew Oliver moved on to goals 7 and 8. In ED 8.2, language was added regarding GHG emissions from the climate element.
Mike Mills commented that we have lots of money invested in the fiber optic network. He suggested using

that as a tool to attract businesses.
Andrew Oliver will incorporate that.
John Coleman said next steps include the consultants making changes from tonight's comments. The updated document will come back at the next meeting.
Linda Martin asked where the "community vision" statement can be found.
John Coleman clarified it is it's own section of the Comprehensive Plan in the introduction.
Libby Grage read the community vision statement.

2025 Comprehensive Plan Update - Draft Amendments to the Parks, Recreation & Open Space Element Goals and Policies - Introduction

Jonn Lunsford reviewed PR 1 goal. Some of these were broadened to include specific areas. A new policy was added for civic spaces and public gathering spaces. There's another new policy is to support arts and culture. PR 1.8 was expanded to have more detail.
Linda Martin referenced PR 1.1, asking where these underserved locations and communities are located.
Jonn Lunsford pointed out that the R Ave and Q Ave corridors didn't have good opportunities for access to parks. We looked at places to expand for people to walk to and enjoy.
Will McCombs commented that the mission of Parks & Recreation includes mostly outdoor facilities. He wonders how we can establish a solution for a community recreation center that includes a pool.
Jonn Lunsford clarified that we looked at that idea years ago and deemed it was not feasible. We are now looking at areas for a recreation center.
Will McCombs said the community is lacking a place for kids to go in inclement weather.
Jonn Lunsford agreed. It could be used by a variety of age groups, including senior citizens.
Will McCombs said he would love to emphasize that in the plan.
Luke Currier stated that it would be privately funded and built, then gifted to the City and the Parks department would run it.
Mike Mills referenced PR 1.5, regarding non-motorized transportation. He asked how Parks defines this.
Jonn Lunsford clarified it is for anything human-powered. For people that need something motorized in order to access the facility or park, that would be allowed outright. There are speed limits on the trails. We only allow class 1 on our trails and parks. Anything with a throttle (class 2 & 3) would be considered motorized.
Mike Mills asked if that is based on speed.
Bob Vaux commented that during the e-bike discussion, we decided to stay consistent with the state policies and chose class 1. Speed was a topic of discussion. We understand that many people advocated for e-bikes, but there were also people opposed to them. This is continuing to evolve, and we will stay on top of that.
Jonn Lunsford moved on to goal 2 regarding shoreline access. Much of this section was retained. He moved on to goal 3, Parks program management. We currently run in a frugal manner to keep things affordable for the community members. We added some clarification to these policies. We also added a new policy to add a park ranger. Currently, we rely heavily on the police and fire when issues arise on public lands.
Linda Martin referenced PR 3.11. The changes seem to have changed the intent of the goal. She recommends putting maintenance back in.
Jonn Lunsford said that can be added back in. In PR 4.3, Ship Harbor has changed over the years. We are adding the Samish Indian Nation to be mindful of the cultural sensitivity of the site. He moved on to goal 5, stating that some of these were moved to other sections, such as 3.11.
Jim Stoneman expressed concern that this goal got lost in consolidating.
Jonn Lunsford said we will work on section 3 ro retain some of the information from section 5. He moved on to goal 6, funding. We are updating our impact fees to be in line with state law. The impact fees fund the facilities, but not the people to maintain the facilities. We have wonderful community partners that volunteer to help upkeep many of our public areas.
Linda Martin wondered if PR 6.6 should remain.
Jonn Lunsford clarified that it was consolidated with PR 6.7.
Will McCombs asked if this was included in the ordinance. It seems redundant to include it here.

Jonn Lunsford agreed. We updated the impact fees to include commercial, multi-family and single-family. Most of goal 7 regarding stewardship is being retained. He moved on to goal 8, forestland management. There are some suggested new policies; including adding habitat of local importance and SOP's for maintenance. The citizen science groups are doing some of PR 8.7 already.
Linda Martin asked if the Parks Plan is being incorporated into the Comprehensive Plan.
Jonn Lunsford agreed and clarified that the forestland management plan will not be added to the Comprehensive Plan.
Libby Grage clarified that the Parks and Recreation element is mandatory under GMA, which is why we are migrating the stand-alone Parks Plan into the Comprehensive Plan.
Linda Martin asked if the forestland ACFL plan is a stand-alone document also.
Libby Grage stated that the ACFL is not part of the Comprehensive Plan which is why the forestland plan is not included.
Linda Martin referenced the last sentence in PR 8.7. She feels this is more of a procedure, not a goal or policy.
Will McCombs circled back to the separate document for the ACFL. He wonders why forestland management is included in the Parks & Recreation element. He asked if there is overlap from this section to the other document.
Jonn Lunsford pointed out that Parks is one department that manages many things. We include the forestland because we manage it. The policies and procedures to manage the forestland is in that other element. We take what's applicable and use that. He moved on to goal 9, the open space connectivity, which was reworked for consistency with state regulations.
Mike Mills stated that in PR 9.2, US bike route 10 could be an asset for Anacortes as a connectivity opportunity to the surrounding communities.
Jonn Lunsford moved on to the new goals, including the senior center. This topic just went before City Council, so there may be more updates. This could include faith-based organizations, veterans groups, etc.
Will McCombs commented this is one of the things that raises the quality of life in Anacortes.

2025 Comprehensive Plan Update - Climate Element and Environment & Conservation Element Goals & Policies - Continued Discussion

Linda Martin said at the last meeting, there was not much time to review the comments from the community. There are 96 comments online currently. There is at least one goal in the climate section we need to look at again. One of the recurring themes in the comments from the community had to do with the refineries and why the refineries weren't included in the GHG emission inventory. She understands that this is part of the UGA. She contacted the Department of Commerce regarding the impact the emissions from the refineries have on our community. The Department of Commerce confirmed that the city is doing exactly what they should in not including it. Another topic is lithium battery storage (BESS). She looked into that as well. Sedro-Woolley City Council took a formal vote stating they are not in favor of these in the City of Sedro-Woolley. Battery storage is mentioned in several places, so she recommends the Planning Commission look at those tonight and converse.
Mike Mills clarified that his concern regarding the refineries was to ensure that the County is adequately handling the planning for that area.
Linda Martin stated that Commerce said the City can provide input to the County regarding the refineries.
John Coleman pointed out that the County did a GHG emission inventory which included the refineries. The County's Comprehensive Plan is out for public review.
Linda Martin said the County's plan has lots of resilient goals, but not many GHG goals. She moved on to battery issue in CE 6. She recommends striking-out "storage" instead of "including generation, transmission and storage".
Jim Stoneman said the concerns raised are valid. He commented that in this policy (CE 6), the changes were just removing examples.
Linda Martin expressed concern that if we strike them all, we are by omission including storage.
Mike Mills asked how we reconcile the battery storage concerns with our goals to go all electric.

Will McCombs commented that no one wants BESS, but if we are going all electric we have to build a system to support that. It's not realistic to put a moratorium on this. They need to be planned well.
Luke Currier stated that BESS is a complex issue and we have to consider all the sides.
Linda Martin said the issue is in the "if's". If we are going all electric, do we lose our agency to choose or not.
Jim Stoneman asked if they need to be in the city limits.
Libby Grage pointed out there may be appropriate areas in the city limits for these. The specifics of these storage facilities could be handled via the development regulations.
John Coleman said in reviewing the County Comprehensive Plan update regarding battery storage, goal 12b policy 1.4 talks about balancing the need for energy efficiency for increased electrification along with the need for storage facilities. This suggests we identify and carefully examine potential locations.
Jim Stoneman wondered if the language should be reworked to make it clear that we are not promoting battery storage in Anacortes.
Linda Martin said the consultants made the differentiation between small versus large facilities.
John Coleman agreed that we are going to need to address the appropriate scale, but that can be done in code. We should be purposeful in where these are allowed.
Linda Martin wondered how to handle the citizen concerns.
Will McCombs said if the goal is zero GHG emissions, we need to have a resilient power grid. He suggested an overarching goal that calls out the minimum requirements.
Mike Mills agreed that battery storage will be necessary to achieve the goal of zero GHG emissions, so we need to manage this as best we can.
John Coleman circled back to the refineries and read County policy 9a 5.5. They are supporting the transition at March's Point, but not stopping the current operations. Transitioning to low-carbon systems is in the policy.
Jim Stoneman said he likes the language in CE 8. He wonders if we could include some of the language from the County policy 12b 1.4. The goal currently feels like battery storage is our goal, not the goal of renewable energy.
Libby Grage suggested updating the language to be similar to "as well as planning for small-scale renewable energy and incorporating appropriately scaled sites for battery storage".
Will McCombs felt that there was good language suggested in one of the public comments.
Linda Martin said she likes the more neutral-sounding language from the County and cleaning up the verbiage in CE 8.
Will McCombs referenced CE 8.3 stating it's not clear if this is small-scale storage or industrial.
John Coleman said it was written to not be specific. The direction from the Commission tonight is to consider them and find a way to regulate it in a way that makes sense for Anacortes; such as, "identify areas that are appropriate for renewable energy". We want to support energy resilience by carefully considering locations for battery storage.
Linda Martin stated that CE 8.2 sounds like it will happen in the City and that Anacortes is going to be a leader.
John Coleman suggested changing it to explore opportunities in a manner that is appropriate.
Luke Currier said he read CE 8.2 a little differently. It sounds like collection of energy generated on site. Battery infrastructure needs to be clarified.
Linda Martin provided a list of sections that the Commissioners would like to review again. She moved on to CE 6.1 stating that the beginning is fine, but sections (a), (b) and (c) seem like the action plan rather than the goal. She suggested removing those.
Libby Grage clarified that section (a) came from PSE to help them plan for development.
Linda Martin moved on to CE 6.2, recommending removing all but the last sentence.
John Coleman pointed out that was a recommendation from the climate team.
Luke Currier said he's fine with that change.
Linda Martin commented that there could be unintended consequences in CE 7.1 regarding incentives. She

expressed concern that this could increase costs.
Mike Mills stated this commits the City to offer incentives.
Linda Martin asked if this increases the cost of the building, which would then be passed on to the consumers. We want energy-efficient buildings, but not at the expense of the tenants.
Will McCombs referenced CE 8 wondering if there are any geothermal examples in Anacortes.
Libby Grage pointed out that a building on the waterfront uses geothermal energy.
John Coleman said this is specific to collecting hot water and/or gases from underground that is then used to heat the building or water.
Will McCombs suggested removing geothermal if we don't have them. He asked what CE 10.5 has to do with school buses.
Luke Currier pointed out this is encouraging families to use school buses, instead of driving.
Linda Martin recommended that the school district look at the redundancies in their plan.
Mike Mills circled back to the geothermal topic. He recommended leaving it in if it includes man-made geothermal examples.
John Coleman said we could include heating and cooling techniques as the example. He asked the Planning Commission if they would like to review this again or if staff can make the changes and incorporate in the updated draft Comprehensive Plan.
The Commissioners said they are okay with staff making the changes.

Planning Department Update

John Coleman said the next meeting will be a public hearing for the Economic Development and Parks & Recreation elements. After that, staff and the consultants will make updates and create the updated draft Comprehensive Plan. We hope to have the public hearing in late-June or early-July. There will also be a public hearing for a Shoreline Substantial Development Permit (SDP) next month. Lastly, City Council approved the contract for a consultant to review the current best available science for the critical areas ordinance update.

Adjournment

Chairperson Martin adjourned the meeting at 8:55 p.m.

Anacortes Planning Commission Minutes - February 26, 2025

Roll Call

Chairperson Mike Mills called to order the Anacortes Planning Commission meeting of February 26, 2025 at 6:00 p.m. Commissioners Jim Stoneman, Frank Jeretzky, Paul Ryan, and Luke Currier were present. Commissioners Linda Martin and Will McCombs were absent. Mike Mills moved to excuse Linda Martin due to a family matter. Jim Stoneman seconded. All Ayes. Jim Stoneman moved to excuse Will McCombs. Frank Jeretzky seconded. All Ayes.

Pledge of Allegiance

Minutes

There were no minutes submitted for approval.

Public Comment

Comments Received

No public comment taken.

Public Hearings

2025 Comprehensive Plan Update - Proposed amendments to the goals and policies of the Capital Facilities and Utilities Elements (Public Hearing)

Libby Grage gave an update on the upcoming meetings regarding the additional items from the Comprehensive Plan process. There will be an Open House on March 20th. The goal is to have a fully integrated and updated draft Comprehensive Plan available for review in June. After tonight's meeting, staff will make updates to the goals and policies, updates to the background information and compile all elements into a draft. She reminded Commissioners that the Capital Facilities element identifies existing pubically owned facilities, current capital facility needs, future needs to serve the anticipated growth, and how to fund them. This includes water systems, sanitary sewer, stormwater, schools, parks & recreation, police and fire protection and transportation. She reviewed the summary of proposed revisions to the Capital Facilities element. She moved on to the Utilities element which shows how utility providers will service the growth into the UGA. This includes electrical, telecommunications and natural gas.

Mike Mills said he's happy to see "prioritization" used in the update. This is moving us in the direction we need to go. He asked if staff has received push back from telecom providers or are they cooperating. Libby Grage stated she's not aware of any push back. Staff is still in the process of reaching out to those providers.

PUBLIC HEARING OPENED
No public comment taken.
PUBLIC HEARING CLOSED

Other Business

2025 Comprehensive Plan Update - Housing Action Plan (HAP) strategies discussion, continued

Libby Grage said the Commissioners have reported out at the past few meetings with the sections that each team reviewed. She updated the document and highlighted those yellow for ease of reference. Staff was not able to provide updates for 6 items, but those will be brought back to the Planning Commission at a later meeting. She moved on to Old Town and the allowed housing types. The Planning Commission recommended that triplexes and townhouses be added as permitted in the OT zone. The Commission recommended alley access and limits on the unit number and size. Staff reviewed the Comprehensive Plan land use designations. In the OT zone, it proposes other dwelling types be allowed in OT under certain

circumstances.
Mike Mills suggested adding 2.5.7 to the items staff will be bringing back to the Commission for review.
Paul Ryan pointed out that was reviewed at last week's meeting.
Libby Grage determined that 2.5.7 was related to the development standards for service areas and mechanical equipment. That was talked about at the last meeting.
Mike Mills referenced page 32 of 42. He asked if staff is still working on language for for the permanent supported housing and transitional housing box that is blank.
Libby Grage agreed. There was recently released guidance from the Department of Commerce for supportive housing that staff would like to review before completing this. The Planning Commission will review this at a later meeting.

Planning Commission Rules of Procedure discussion

Mike Mills clarified that since we don't have a super majority, we can discuss this but cannot take action. The topic is whether to add RCW 35A as a reference in section 1.1 of the Planning Commission Rules of Procedure. The consensus in the past has been that we would like to add it.
Jim Stoneman referenced the email the commissioners received. Sounds like the comment is that public participation is not used well.

Planning Department Update

John Coleman commented that earlier this week there was action on the City's request for the UGA expansion. The City submitted a request to the County to include approximately 100 acres of land adjacent to the ACFL be included in the UGA. The County Commissioners agreed to docket this. They want to preserve the ACFL. Next, this will go into the County's Comprehensive Plan update. They will follow the process, so there will be several public hearings. Should this area become part of the UGA, it will then be annexed into the City. Staff anticipates that will happen in 2026.

Adjournment

Chairperson Mills adjourned the meeting at 6:30 p.m.

Planning Commission Agenda Bill

Meeting Date: August 20, 2025 **Agenda Item:** 5.a.

Subject: Public Hearing & Decision: SDP-2024-0007 - Fidalgo Bay Road Stormwater Improvements Shoreline Permit (City of Anacortes Public Works Department)
Staff Contact: Grace Pollard

Approved for Submittal to Commission by	**Action Type**
Libby Grage	Public Hearing
John Coleman	

Summary Statement: The City of Anacortes Public Works Department is seeking a Shoreline Substantial Development Permit to address recurring flooding issues along Fidalgo Bay Road. The project is designed to manage the overflow from the existing stormwater facility during heavy rain events. The proposal includes the installation of approximately 390-feet of 12-inch-wide stormwater pipe and construction of a new 20-foot by 18-foot riprap outfall to safely disperse stormwater near the shoreline of Fidalgo Bay. All work will be confined to the existing public right-of-way.
Background: See Staff Report
Previous Action: None
Competing Viewpoints Considered: To be heard at the public hearing.
Recommended Motion: I move that the Planning Commission approve shoreline substantial development permit SDP-2024-0007 subject to the recommended conditions of approval stated in the August 13, 2025 staff report.
Alternative Actions: Approve the permit with additional or revised conditions, or deny the permit.
Attachments (listed in order presented):

1. Staff Report_SDP-2024-0007
2. SDP-2024-0007_Exhibits_COMBINED
3. Planning Commission Findings, Conclusions, and Decision DRAFT

CITY OF ANACORTES
PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: STAFF REPORT

PROJECT FILE NUMBER	SDP-2024-0007	DATE OF STAFF REPORT	August 13, 2025
PROJECT TITLE	Fidalgo Bay Rd Stormwater Improvements		
PROJECT LOCATION	Fidalgo Bay Road public right-of-way at the intersection of Weaverling Road abutting Fidalgo Bay Resort at 4701 Fidalgo Bay Road (P122579).		
PROJECT REQUEST	The City of Anacortes Public Works Department is seeking a Shoreline Substantial Development Permit to address recurring flooding issues along Fidalgo Bay Road. The project is designed to manage the overflow from the existing stormwater facility during heavy rain events. The proposal includes installation of approximately 390-feet of 12-inch-wide stormwater pipe and construction of a new 20-foot by 18-foot riprap outfall to safely disperse stormwater near the shoreline of Fidalgo Bay. All work will be confined to the existing public right-of-way.		
APPLICANT	Andrew Rheaume, Public Works Dept.	AGENT	Ross Widener, Widener & Assoc.

SITE INFORMATION

ZONING	Commercial Marine (CM)	COMP PLAN DESIGNTION	Commercial Marine (CM)
SHORELINE ENVIRONMENTS	Urban	PRESENT LAND USE	Public right-of-way improvements
CRITICAL AREAS	The subject development was reviewed for proximity to the following critical areas: Frequently Flooded Areas Based on FEMA's National Flood Hazard Mapping, the subject site is located just outside FIRM panel 5303170080A. Per the City of Anacortes Floodplain Manager, all work is planned to be above the Base Flood Elevation (BFE) and most work is planned to be 5-feet above the BFE.		

	Geologically Hazardous Areas Based on the City mapping system, the subject property is in an identified area of tsunami hazard, erosion hazard soils, and is positioned on both modified and stable slopes. Wetlands No upland wetlands were delineated within 300-feet of the project vicinity. Streams/Riparian Management Zone Weaverling Rill, a mapped watercourse is shown flowing into the subject stormwater system. The critical areas report states this watercourse terminates at the intersection with the stormwater conveyance line as the waters infiltrate into the ground along with the stormwater collected by the catch basins installed in Fidalgo Bay Rd. in 2012. Fish and Wildlife Conservation Areas Based on the City mapping system and WDFW's Priority Habitat and Species (PHS) Map, the project site is adjacent to a Marine/Estuarine Wetlands area and is within 300' of identified Critical Areas Habitat Groups including smelt spawning, herring spawning, Hardshell Clam habitat, and shorebirds and waterfowl concentrations.

PROJECT LOCATION & SURROUNDING USES

	ZONING / COMPREHENSIVE PLAN DESIGNATION	CURRENT LAND USE
NORTH	Commercial Marine (CM)	Fidalgo RV Park
SOUTH	Light Manufacturing 1 (LM1)	Fidalgo Bay
WEST	Commercial Marine (CM)	State Route 20
EAST	Commercial Marine (CM)	Fidalgo RV Park

PROCEDURAL

1. **REVIEW TYPE.** According to AMC Table 19.20.030-1 and 18.16.100(B), shoreline substantial development permit applications for projects valued less than $1 million on a site less than three acres are considered a Type 3 review. For Type 3 reviews, the Planning Commission holds an open record public hearing and renders the final decision.
2. **PROJECT HISTORY.** Per AMC 19.20.090(B)(2) the PCED Director waived the pre-application conference due to the proposal having few development-related issues. The mandatory preapplication neighborhood meeting was held on April 15, 2025.

3. **INTEGRATION OF ENVIRONMENTAL REVIEW.** The City of Anacortes, as lead agency, determined the project scope of work will not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) under RCW 43.21C.030(2)(c) is not required. Pending any newly submitted findings of fact during the open-record hearing a determination of non-significance (DNS) will be filed with the Department of Ecology.

4. **PUBLIC NOTICE.** A notice of application with a 30-day public comment period was published in the Anacortes American, posted on the project site and mailed to property owners within 300 ft. (Exhibit O, P & R)

Application Submitted	October 23, 2024
Determination of Completeness	June 16, 2025
Notice of Application & Public Hearing	July 16, 2025
Open Record Public Hearing & Decision (Planning Commission)	August 20, 2025

5. **REVIEWING DEPARTMENTS / AGENCIES.** The project application was routed for review to applicable City departments and outside agencies.

REVIEWING DEPARTMENTS & AGENCIES		
City & County	State & Federal	Tribes
• COA Public Works • COA Floodplain Manager • COA Planning Department • Skagit County Planning • Skagit County Health Dept.	• Dept. of Ecology (DOE) • DOE – SEPA Register • Dept. of Natural Resources • Skagit River System Cooperative • Dept. of Archaeology & Historic Preservation (DAHP)	• Upper Skagit Indian Tribe • Swinomish Indian Tribe • Stillaguamish Tribe • Dept. of Fish and Wildlife • Samish Indian Nation • Sauk-Suiattle Indian Tribe

6. **CONSIDERATION OF TIMELY RECEIVED COMMENTS.** The 30-day public comment period ended August 15, 2025. At time of writing this staff report the public comment period has not yet concluded. In making its recommendation, staff considered timely received written comments as of August 13, 2025. Any comments received after the publication of this staff report will be presented during the open-record public hearing. Consideration of all public comments will be performed as required under AMC 19.20.130(C).

   6.1. Applicable comments received from city staff have been incorporated into this staff report. At time of writing this staff report two (2) public comments have been received. (Exhibit M & N)

   - Department of Archeology & Historic Preservation (DAHP)
   - Department of Natural Resources (DNR)

DEPARTMENT REVIEW – FINDINGS OF FACT

1. The proposed scope of work includes the following details:

1.1. Site preparation will involve 950 SF of temporary vegetation clearing and the permanent removal of noxious weeds, including Himalayan blackberry (Rubus armeniacus) and reed canarygrass (Phalaris arundinacea).

1.1.1. Native grass and shrub species appropriate for the shoreline environment will be planted in-kind to replace the removed vegetation per the revegetation plan.

1.2. Installation of 390-linear-feet of new 12-inch corrugated drainage pipe to connect an uncompleted section of stormwater to an outfall abutting Fidalgo Bay.

1.2.1. Excavation of 231 CY of existing roadway fill and native soils will be required to create a 400-foot-long by 2-foot-wide by 8-foot-deep trench for the new 12-inch stormwater pipe.

1.2.2. Fill materials consisting of 231CY of pipe bedding and crushed surfacing base course for the trench will be imported.

1.2.3. The new pipe will be located entirely within developed city right-of-way (ROW).

1.3. Construction of an 18'W x 20'L x 12"D riprap outfall narrowing to 3'-wide at the terminus of the new stormwater pipe.

1.3.1. Excavation of 8 CY of native soils will be performed for the construction of the new riprap outfall pad.

1.3.2. Suitable excavated materials will be reused as backfill or hauled off-site for disposal at an approved upland facility.

1.3.3. Eight (8) cubic yards of field rock-sized riprap for the outfall pad will be imported from an approved commercial source.

1.4. Demolition and removal of existing sidewalk sections and the pedestrian crossing at Weaverling Rd. will be disposed of in an approved upland facility.

1.4.1. The demoed sidewalk and pedestrian crossing will be reestablished and will meet ADA standards.

1.5. All construction activities are to occur above the ordinary high-water mark (OHWM), and all drainage patterns will be maintained. No in-water work is proposed.

1.6. The proposed improvements will not add new impervious surface to the site.

2. During heavy rain events the existing storm vaults exceed capacity and the rate of infiltration causing the storm system to surcharge and flood both lanes of Fidalgo Bay Road.

2.1. To address this, the City proposes to add an overflow extension line to the existing stormwater facility to capture the excess water and redirect it south to a new outfall near Fidalgo Bay [the original outfall where stormwater was discharged prior to 2012.]

3. In accordance with AMC 19.70.015(B)(1) critical areas occurring within shoreline jurisdiction are regulated and protected through the Anacortes Shoreline Master

Program (SMP). Activities occurring within shoreline jurisdiction are reviewed through the shoreline permit review and issuance process; a separate critical areas permit is not required.

3.1. Pursuant to the critical areas report, critical areas were identified both in and outside of shoreline jurisdiction. The environmental regulations incorporated into the Shoreline Master Program (SMP) and the environmental regulations adopted into the Anacortes Municipal Code (AMC) were both reviewed to ensure consistency with all applicable critical area regulations.

3.2. Per the submitted critical areas reports by Widener & Associates the proposed improvements will not modify the Fidalgo Bay shoreline and will maintain the ecological integrity of the shoreline and other critical areas in proximity to the project site.

4. The southern portion of the subject site is located within shoreline jurisdiction in the Urban shoreline environment designation. The purpose of the Urban designation is to provide for commercial, industrial, and recreational uses; residential uses in some locations; and public land uses while seeking opportunities for protection and restoration of ecological functions.

4.1. According to SMP 8.14, the proposed stormwater pipe is classified as a "major primary utility". Upgrades to existing major utilities are permitted within shoreline areas.

4.2. Per SMP Chapter 2.4 the proposed project does not qualify for an exemption from a shoreline substantial development permit.

4.3. SMP Development Regulation (DR) 5.11.3 No net loss of shoreline ecological function shall result from new development.

4.4. Development Regulation (DR) 5.11.4 Any impacts to ecological functions shall be fully mitigated with the mitigation sequencing defined in Chapter 12.

4.5. Per Section 5.12(A)(9), except as otherwise stated, the comprehensive plan, zoning regulations, subdivision regulations, health regulations, and other adopted regulatory provisions apply within shoreline jurisdiction. In the event the provisions of this SMP conflict with provisions of other responsible local government regulations, the more protective of shoreline resources shall prevail.

4.6. Per the submitted Critical Areas Investigation Report, Shoreline No Net Loss Analysis, and the Mitigation Plan performed by Widener & Associates, "*[…] the proposed project has been thoughtfully designed to preserve and maintain shoreline ecological functions while restoring drainage patterns, ensuring compliance with the City of Anacortes Shoreline Master Program's (SMP) No Net Loss standard.*"

5. Chapter 6 of the SMP provides policies and general regulations for environmental protection within shoreline jurisdiction. Based on the application materials, "*[…] the*

project is a proposed utility upgrade, which is an existing use of the site, and will not result in a loss of ecological function or an adverse impact to critical areas."

5.1. Per SMP DR-6.7.4 New outfalls (including stormwater and sewer outfalls) and discharge pipes shall not be located in critical salt water habitats or areas where outfall or discharge will adversely affect critical salt water habitats unless specific conditions can be met.

5.1.1. The new outfall is proposed to be located more than 50-feet from the Ordinary High Water Mark (OHWM) where during heavy rain events the overflow water will disperse and infiltrate.

5.2. The proposed project area is located near a critical saltwater habitat that includes spawning areas for forage fish such as herring, smelt, and sand lance, as well as shellfish beds and other intertidal habitats. Per the provided reports by Widener & Associates "*[…] no impacts are anticipated as no in-water work is proposed [and] all activities take place 50 feet or more from the OHWM[.]* "*Furthermore, the project will not lead to a change in pollutant loading or hydrology.*"

5.3. Per information provided from Washington State Department of Archaeology and Historic Preservation (DAHP) the project area has a potential to contain archaeological resources, and it is recommended that a professional archaeological survey of the project area be conducted prior to ground disturbing activities.

5.3.1. The Applicant has made a request to the Samish Indian Nation to provide archeological oversight of the project during construction.

5.4. Erosion control measures will be implemented during construction, and the site will have operations source control best management practices (BMPs) in place to minimize any adverse impacts to the shoreline environment.

5.5. The project's construction and operation will not affect shoreline processes as designed.

5.6. The project will not extend to or below the ordinary high-water mark (OHWM).

5.7. Construction noise associated with a variety of construction equipment will occur for the duration of the project. The construction noise would only occur during hours permitted by the City of Anacortes noise ordinances.

6. SMP Chapter 8 provides specific policies and regulations for specific uses. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply.

6.1. Utilities (Primary)

6.1.1. As used in the Shoreline Master Program, major utilities include water, sewer or storm drainage mains greater than eight (8) inches in diameter.

6.1.2. Policy 8.14.1 Design, location and maintenance of utilities is required to assure no net loss of ecological functions.

6.1.3. Policy 8.14.2 Utilities are required to be located in existing rights-of-ways whenever possible.

6.1.4. Policy 8.14.6 Prohibit utilities in wetlands and other critical areas unless no other practicable alternative exists.

6.1.5. Policy 8.14.7 Ensure that whenever utilities must be placed in a shoreline area, the location is chosen to utilize existing transportation and utility sites, rights-of-way and corridors, whenever possible. Joint use of rights-of-way and corridors should be encouraged.

6.1.6. Policy 8.14.8 Restore the land/substrate to its pre-project configuration upon completion of installation/maintenance of utilities in shorelines. Disturbed areas should be replanted with native species and be provided with irrigation and maintenance care until the newly planted vegetation is established.

6.1.7. Policy 8.14.9 Placement of utilities in shoreline areas should be planned and designed to avoid degradation of the shorelines and shoreline views during and after installation.

6.1.8. Development Regulations (DR) 8.14.6 Upgrades to existing major utilities are permitted.

6.1.9. Development Regulations (DR) 8.14.7 The following new major utility facilities may be permitted in shoreline jurisdiction if it can be shown that no practicable alternative exists outside of shoreline jurisdiction: storm drain mains and regional outfalls.

6.1.10. Development Regulations (DR) 8.14.20 When feasible, utilities within the shoreline area shall be placed underground, and utility corridors shall be used for shoreline access.

7. SMP Chapter 9 provides specific shoreline modification policies and regulations for specific uses. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply.

7.1. Fill

7.1.1. Policy 9.7.1 Fill should be located, designed, and constructed to protect shoreline ecological processes and functions.

7.1.2. Policy 9.7.2 Fill landward of the ordinary high-water mark should be permitted when necessary to support permitted uses, and when significant impacts can be avoided or mitigated.

7.1.3. Development Regulation (DR) 9.7.2 Fill shall be permitted only when in conjunction with a proposal or activity otherwise permitted under the SMP.

7.1.4. Development Regulation (DR) 9.7.4 Projects shall be located and designed to minimize the area of fill necessary to accommodate the use.

7.1.5. Development Regulation (DR) 9.7.6 Fill shall be provided with some means for erosion control and/or shoreline stabilization consistent with the policies and regulations of Section 9.11, *Shoreline Stabilization Measures and Flood Protection Works*.

7.1.6. Development Regulation (DR) 9.7.9 Fills shall be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes.

CONCLUSIONS OF LAW

1. Upgrades to existing major utilities (storm drainage mains greater than eight (8) inches in diameter) are permitted within the shoreline designation areas per the Anacortes Shoreline Master Program.
2. The shoreline permit was reviewed for conformance with all applicable Shoreline Master Program regulations, including but not limited to, the above list.
3. The subject proposal is consistent with the Washington State's Shoreline Management Act, City of Anacortes' 2010 Shoreline Master Program and development regulations listed therein for developments within the Urban shoreline environment designation.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
5. Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

RECOMMENDATION

Based upon the application materials, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission ***approve with conditions*** shoreline substantial development permit SDP-2024-0007 subject to the following conditions:

1. Prior to any ground disturbing activities, the applicant shall provide written confirmation from the Samish Indian Nation of their agreement to provide archeological oversight of the project during construction, or the applicant shall obtain a professional archaeological survey of the project area prior to any ground disturbing activities, as was recommended by the Department of Archeology & Historic Preservation.
2. All applicable permits shall be secured before any construction activities begin. Copies of applicable local, state, and federal permits must be on file with the Public Works Department, including a WA Fish & Wildlife HPA permit.
3. Efforts to protect trees located in the vicinity of the proposed outfall must be made. Trees located in the adjacent Conservancy shoreline environment designation will not be permitted to be removed and shall not be negatively impacted by the outcome of the project without prior Planning Department review.

4. The project shall not cross onto or impact property outside of the public right-of-way during or after construction without explicit consent from the property owner(s).

5. Prior to completion of the work, the Contractor shall provide as-built drawings to the Anacortes Public Works Department and provide a Construction Completion Report signed by the Engineer of Record.

6. Best Management Practices (BMPs) including stormwater management and erosion control measures must be implemented to prevent any waste materials from entering the ground and/or surface waters.

7. No activity shall take place waterward of the Ordinary High Water Mark including actions of temporary nature during construction.

8. The storage of construction materials shall not be located within shoreline jurisdiction unless the materials and access to the materials can be located completely on existing improved hard surface.

9. All mitigation and monitoring techniques outlined in the *Mitigation Plan* prepared by Widener & Associates dated April 2025 shall be followed. Monitoring reports shall be submitted to the city following each monitoring event (Years 0, 1, 3, and 5) with interim status updates as needed.

10. Existing vegetation that is removed during construction activities must be replaced according to the approved *Mitigation Plan* and must be monitored to ensure survival. Monitoring shall be performed and completed by a qualified professional.

11. The City of Anacortes will ensure the maintenance of the revegetation areas through the Public Works Department in accordance with AMC 19.65.080.

12. The scope of the project shall not exceed that as set out in the shoreline permit application and shall be valid only for the improvements described within the application materials, except as modified by this decision or other jurisdictional agencies. This permit does not include review or approval of any new uses.

13. All work shall conform to the current WSDOT standard specifications, the City of Anacortes drainage codes and ordinances and the City of Anacortes engineering and development standards.

14. The applicant/landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.

15. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to those listed in the staff report.

16. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:

    16.1. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not

include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.

16.2. *5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.*

CITY OF ANACORTES
PLANNING, COMMUNITY, and ECONOMIC DEVELOPMENT DEPARTMENT

Application Submittal Checklist

Shoreline Permit

To be used for the following permit types:

- Substantial Development
- Shoreline Variance
- Shoreline Conditional Use

REQUIRED SUBMITTAL DOCUMENTS

ALL APPLICATION TYPES:

☐ This checklist, completed and signed
☒ Agent Authorization Form, *if applicable*
☒ Project Description
☒ Shoreline Site Development Plan Set (see checklist below)
☒ Stormwater Minimum Requirements (MR-1 to 9)
☒ Stormwater Minimum Requirement 2 (SWPPP), ***only if*** *MR 1 to 9 are not required*.
☒ State Environmental Policy Act SEPA checklist (if not exempt per WAC 197-11-800 and AMC 18.04.120)
☐ JARPA, for projects that include work below the OHWM or if another agency permit is required (links to State ORIA permitting website).
☐ Supplemental studies and reports, if applicable (e.g., no net loss analysis and mitigation plan, habitat assessment, biological assessment, critical areas report, geotechnical study, view impact analysis, cultural resource survey, etc.)

CONDITIONAL USE OR VARIANCE PERMITS ONLY:

☐ Conditional Use Permit Responses to Criteria - SMP Section 3.1(D)
☐ Variance Permit Responses to Criteria – SMP Section 3.2

IF APPLICABLE:

For projects occurring 1) Waterward of the OHWM. 2) Within the shoreline setback. 3) On a site containing a critical area or buffer. 4) Requiring a CUP or Variance. 5) Otherwise required to do so by the Anacortes SMP the following is also required:

☐ A Shoreline No Net Loss Analysis and Mitigation Plan (including DOE-recommended components)
☐ Completed checklist: Design techniques for avoiding and minimizing shoreline buffer impacts (for projects proposing development within a shoreline buffer, setback, or vegetation conservation area)

DOCUMENT REQUIREMENTS

- SHORELINE SITE DEVELOPMENT PLAN SET:
  - ☒ Requirements per WAC 173-27-180(9)
  - ☒ Stormwater Site Plan
  - ☒ Elevation Drawings and Cross-Section Views.
    - ☒ Elevation of existing and proposed structures if project includes additional structures on land.
    - ☒ A cross section, showing structure height and water depth if the proposal involves piers, other in-water structures, bulkheads or other shoreline protective structures.
    - ☐ Building elevation drawings in relation to mean sea level. Show the lowest floor, including basements, of all structures (for projects within special flood hazard areas).
  - ☐ Shoreline revegetation plan per ASMP DR-6.5.7 (for projects involving vegetation removal and/or earth disturbance)
  - ☐ Shoreline landscape plan per ASMP DR-6.5.8 (for non-water-dependent uses involving new development, expansion, or redevelopment)
  - ☒ Erosion and Sediment Control Plan (ESCP) (not required if proposal does not include any earth disturbance including stockpiling).

DEFERRED SUBMITTALS

- ☐ Copies of Federal, State, and Local Permits and Approvals (required prior to building permit issuance).
- ☐ Financial guarantees for performance or maintenance.
- ☐ As-built drawings of infrastructure and/or mitigation installation (Ecology DIY template can be used for residential and other small mitigation projects).
- ☐ Mitigation monitoring report (Ecology DIY template can be used for residential and other small mitigation projects).
- ☐ Title notice documents.

X Andrew Rheaume

Sign and date form verifying all required application submittal checklist items are complete.

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

AGENT AUTHORIZATION FORM

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

Project Name: Fidalgo Bay Road Emergency Stormwater Project

Property Address: Fidalgo Bay Road

City, State, Zip: Anacortes, WA, 98221

AUTHORIZATION STATEMENT

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

DESIGNATED AGENT

Agent Name: Andrew Rheaume

Agent Address: 904 6th

Agent City, State, Zip: Anacortes, WA, 98221

PROPERTY OWNER SIGNATURE(S)**

Signature: _____ **Signature:** _____

Printed Name: Andrew Rheaume **Printed Name:** _____

Title: Public Works Director **Title:** _____

Company: City of Anacortes **Company:** _____

Date: 10/22/2024 **Date:** _____

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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

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

Given under my hand and official seal this 22 day of October, 2024

JENNIFER GAYE TOTTENHAM NOTARY PUBLIC 20118475 COMMISSION EXPIRES 9-26-28 STATE OF WASHINGTON

(SEAL)

Notary Public

Residing at Anacortes, Washington

My appointment expires 9/26/28

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

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

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

_____
Notary Public

(SEAL)

Residing at _____

My appointment expires _____

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

Project Description

Shoreline Permit

Pursuant to WAC 173-27-180 a complete application for a substantial development, conditional use, or variance permit shall contain the following information:

1. Provide a general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project (i.e. detail the construction methods, list the type of equipment to be used, provide cut & fill volumes and include source & composition, describe any proposed clearing and vegetation to be retained, etc.)

   This project will install 400 feet of 12 inch stormwater pipe to provide the stormwater system, which includes diverted surface water, an outfall to Fidalgo Bay and relieve flooding of Fidalgo Bay Road during rain events.

2. Provide a general description of the property as it now exists including its physical characteristics and improvements and structures.

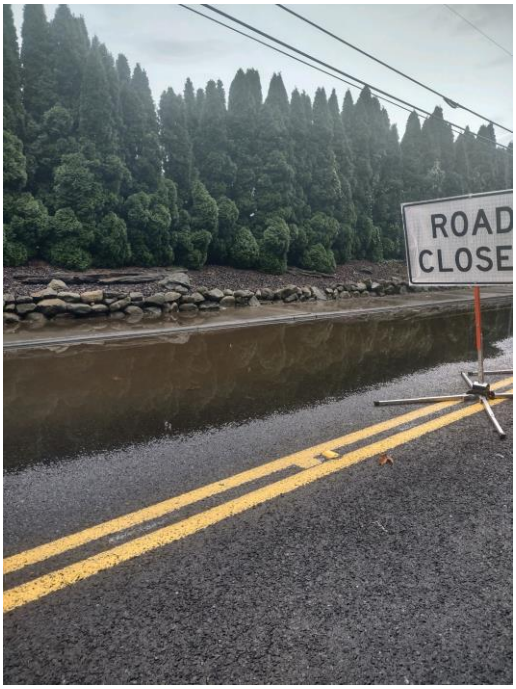
   The project will occur in the existing right-of-way which is paved and has a concrete sidewalk. The pipe will go underneath the sidewalk, cross the driveway to the Fidalgo RV Park and into a rip rap ditch that use to be where the road drained to.

3. Provide a general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvement, intensity of development, and physical characteristics.

   On the east side of the road is the Fidalgo RV Park. On the west side of the road is steep slope with SR 20 at the top of the steep slope. To the south os Fidalgo Bay.

4. Provide photos of existing conditions, *if not provided elsewhere in your submittal documents*.
   (To upload additional pictures, click within the highlighted picture section and click on the blue plus sign '+' that appears in the outer bottom righthand corner of the section.)

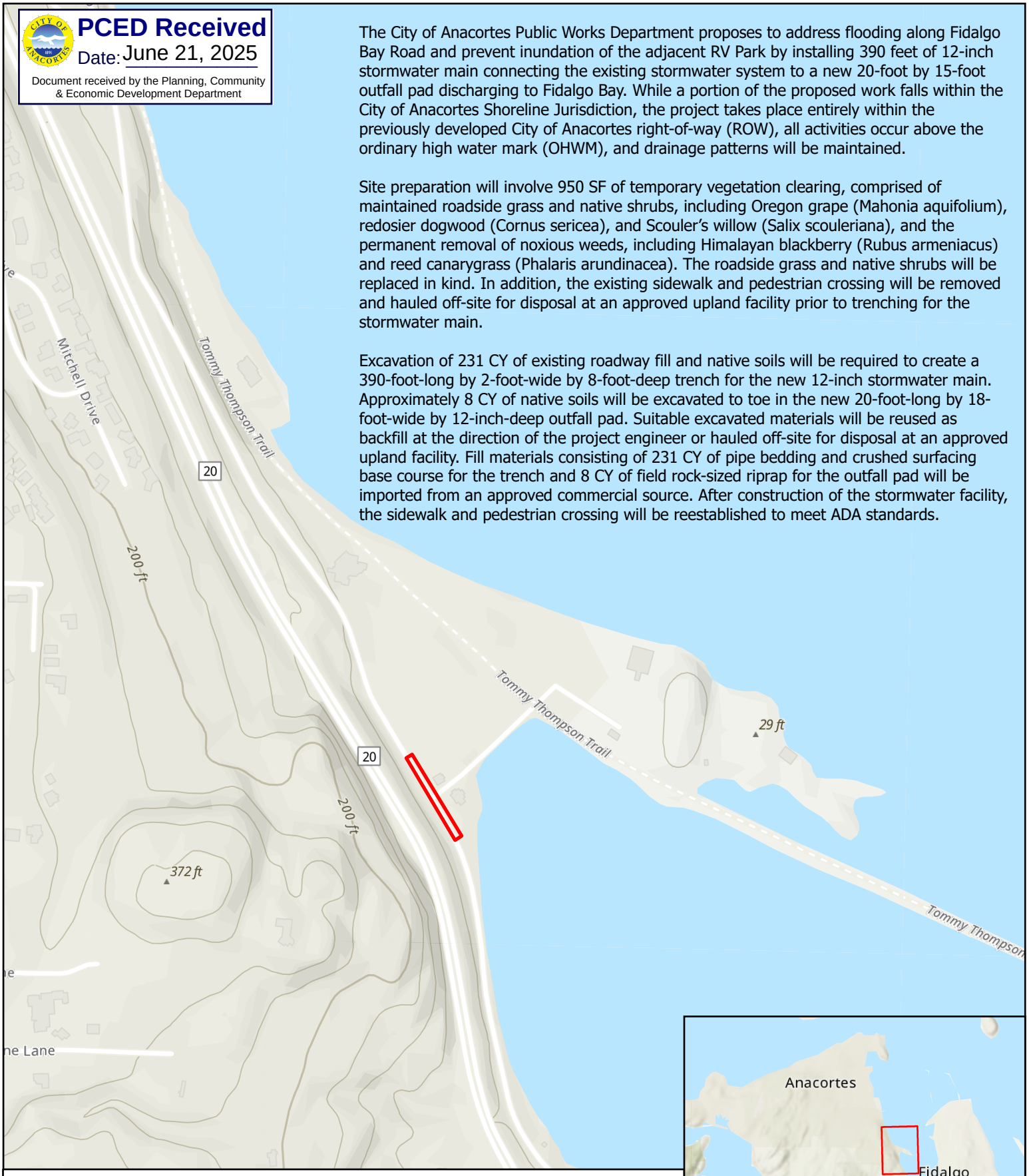
Fidalgo Bay Road Flooding fall 2024

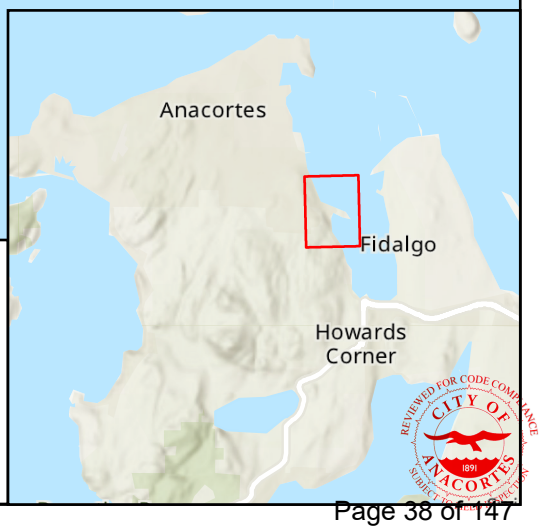


The City of Anacortes Public Works Department proposes to address flooding along Fidalgo Bay Road and prevent inundation of the adjacent RV Park by installing 390 feet of 12-inch stormwater main connecting the existing stormwater system to a new 20-foot by 15-foot outfall pad discharging to Fidalgo Bay. While a portion of the proposed work falls within the City of Anacortes Shoreline Jurisdiction, the project takes place entirely within the previously developed City of Anacortes right-of-way (ROW), all activities occur above the ordinary high water mark (OHWM), and drainage patterns will be maintained.

Site preparation will involve 950 SF of temporary vegetation clearing, comprised of maintained roadside grass and native shrubs, including Oregon grape (Mahonia aquifolium), redosier dogwood (Cornus sericea), and Scouler's willow (Salix scouleriana), and the permanent removal of noxious weeds, including Himalayan blackberry (Rubus armeniacus) and reed canarygrass (Phalaris arundinacea). The roadside grass and native shrubs will be replaced in kind. In addition, the existing sidewalk and pedestrian crossing will be removed and hauled off-site for disposal at an approved upland facility prior to trenching for the stormwater main.

Excavation of 231 CY of existing roadway fill and native soils will be required to create a 390-foot-long by 2-foot-wide by 8-foot-deep trench for the new 12-inch stormwater main. Approximately 8 CY of native soils will be excavated to toe in the new 20-foot-long by 18-foot-wide by 12-inch-deep outfall pad. Suitable excavated materials will be reused as backfill at the direction of the project engineer or hauled off-site for disposal at an approved upland facility. Fill materials consisting of 231 CY of pipe bedding and crushed surfacing base course for the trench and 8 CY of field rock-sized riprap for the outfall pad will be imported from an approved commercial source. After construction of the stormwater facility, the sidewalk and pedestrian crossing will be reestablished to meet ADA standards.

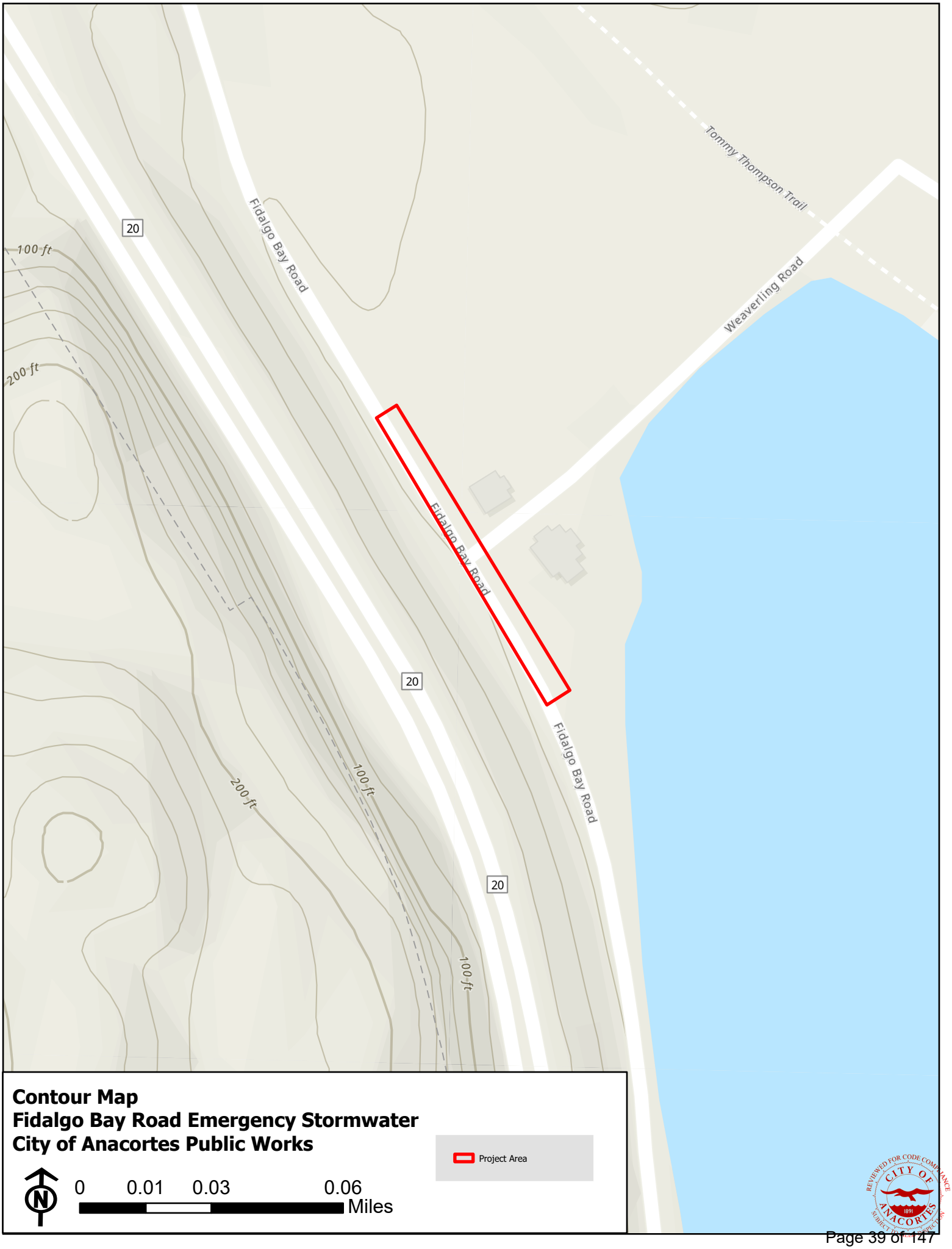




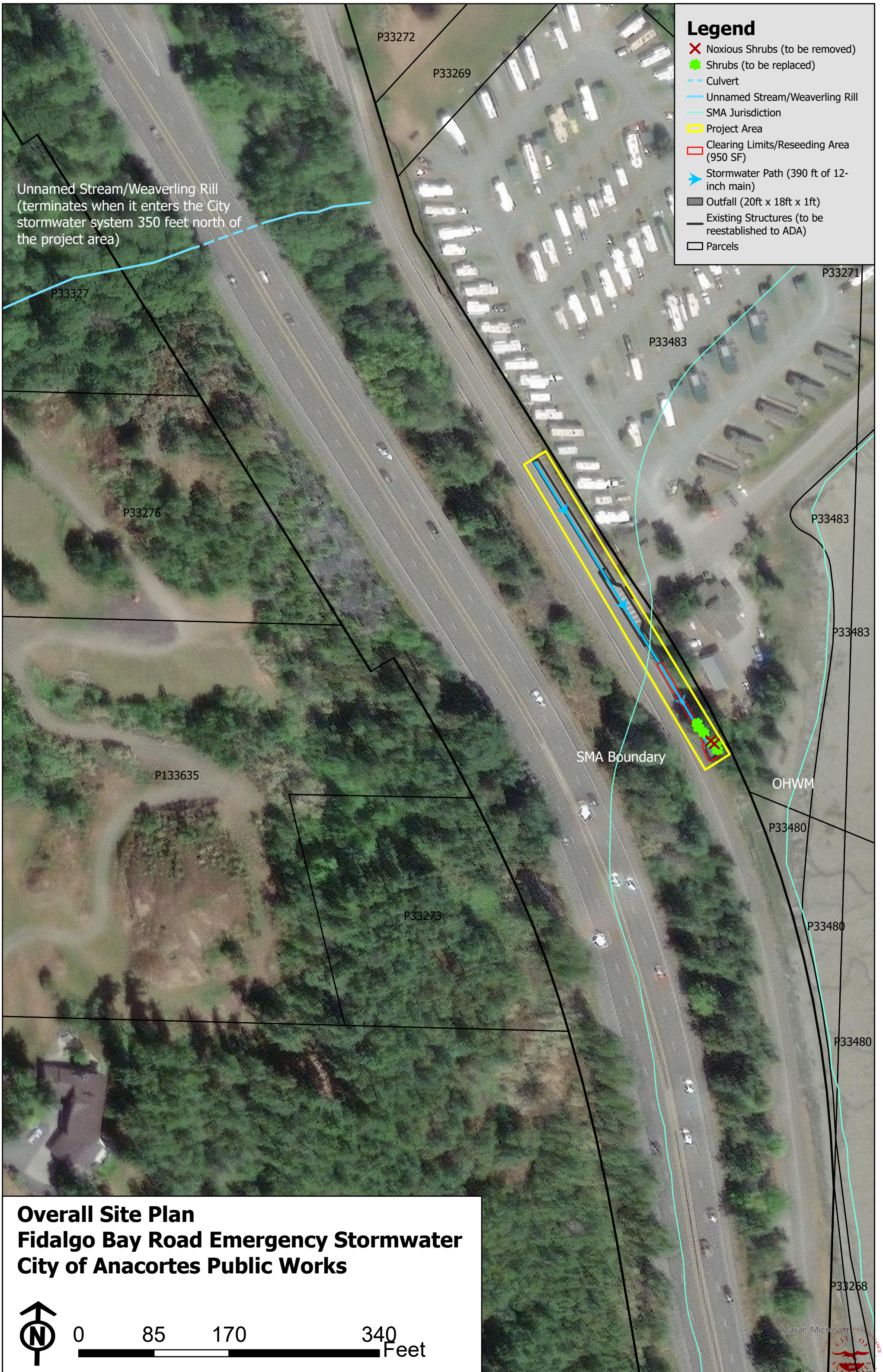
Vicinity Map
Fidalgo Bay Road Emergency Stormwater
City of Anacortes Public Works

Project Area

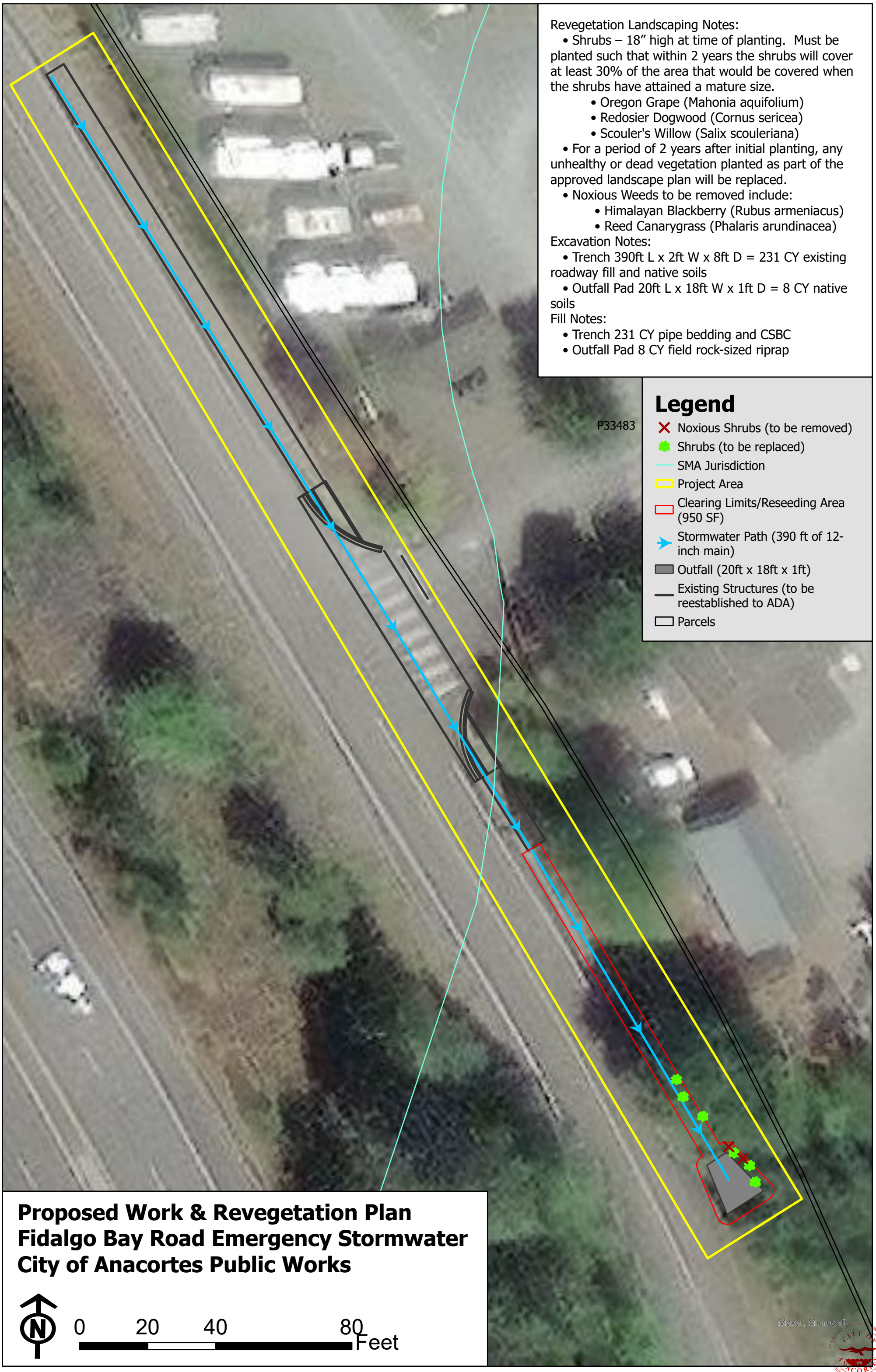
0 0.05 0.1 0.2 Miles

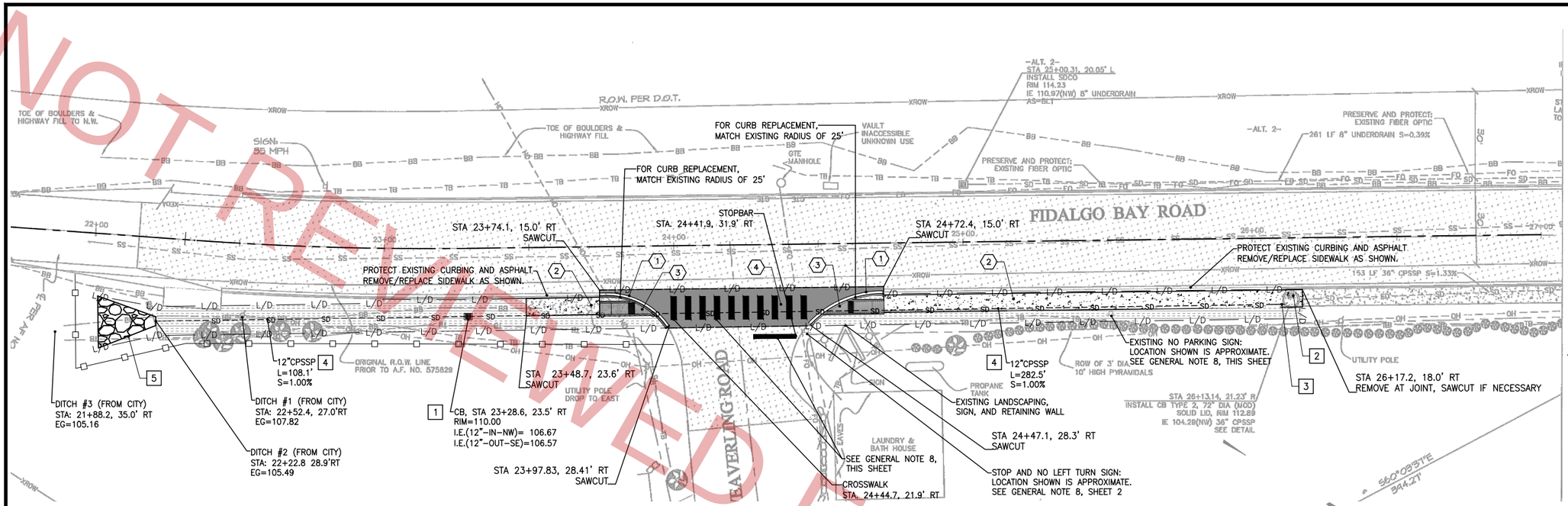


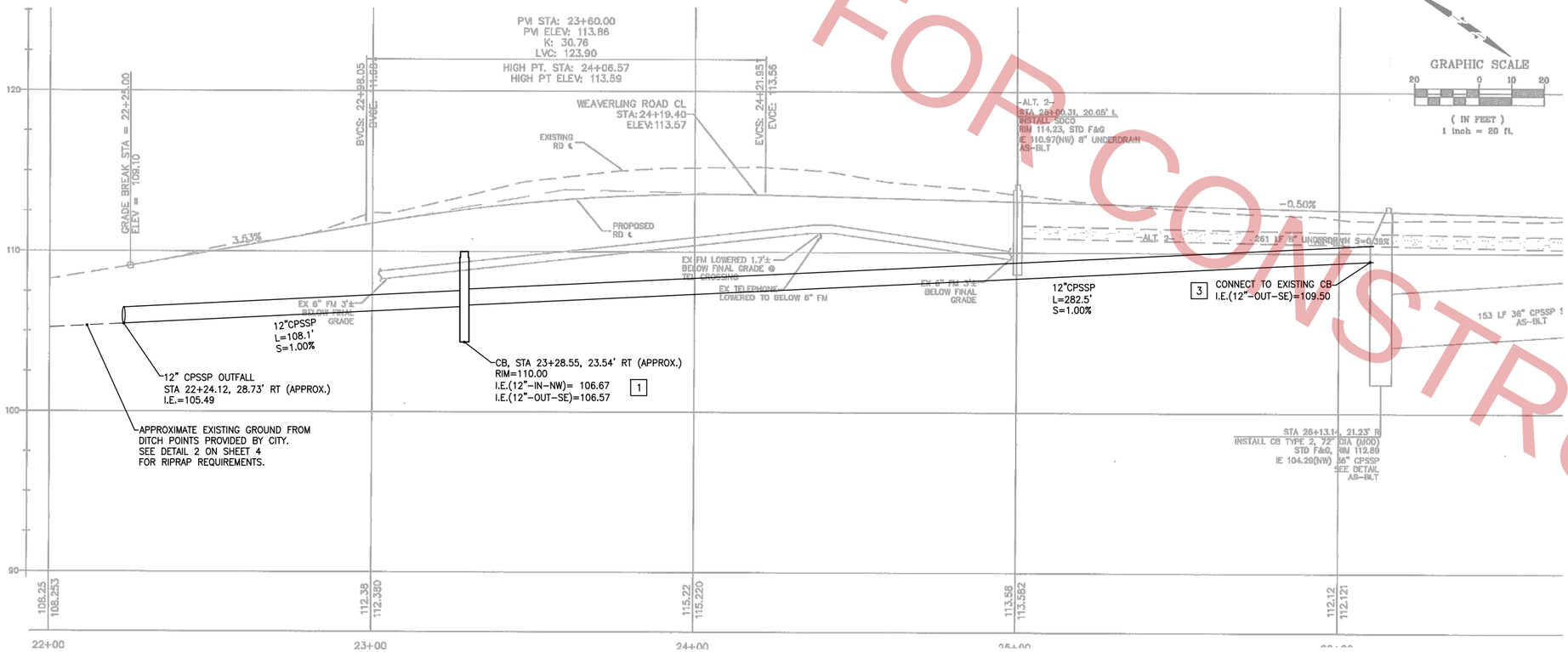
Contour Map
Fidalgo Bay Road Emergency Stormwater
City of Anacortes Public Works



Overall Site Plan
Fidalgo Bay Road Emergency Stormwater
City of Anacortes Public Works


Revegetation Landscaping Notes:
• Shrubs – 18" high at time of planting. Must be planted such that within 2 years the shrubs will cover at least 30% of the area that would be covered when the shrubs have attained a mature size.
• Oregon Grape (Mahonia aquifolium)
• Redosier Dogwood (Cornus sericea)
• Scouler's Willow (Salix scouleriana)
• For a period of 2 years after initial planting, any unhealthy or dead vegetation planted as part of the approved landscape plan will be replaced.
• Noxious Weeds to be removed include:
• Himalayan Blackberry (Rubus armeniacus)
• Reed Canarygrass (Phalaris arundinacea)
Excavation Notes:
• Trench 390ft L x 2ft W x 8ft D = 231 CY existing roadway fill and native soils
• Outfall Pad 20ft L x 18ft W x 1ft D = 8 CY native soils
Fill Notes:
• Trench 231 CY pipe bedding and CSBC
• Outfall Pad 8 CY field rock-sized riprap
P33483
Legend
Noxious Shrubs (to be removed)
Shrubs (to be replaced)
SMA Jurisdiction
Project Area
Clearing Limits/Reseeding Area (950 SF)
Stormwater Path (390 ft of 12-inch main)
Outfall (20ft x 18ft x 1ft)
Existing Structures (to be reestablished to ADA)
Parcels
Proposed Work & Revegetation Plan
Fidalgo Bay Road Emergency Stormwater
City of Anacortes Public Works
N
0
20
40
80
Feet
Maxar, Microsoft





DRAINAGE NOTES:

1. RECTANGULAR FRAME AND SOLID METAL COVER. SEE WSDOT STANDARD PLANS B-5.20-03, B-30.10-03, AND B-30.20-04.
2. ADJUST CATCH BASIN TO GRADE. REMOVE, CLEAN, AND REUSE PER WSDOT SPEC. 7-05.3(1). IF REQUIRED BY OWNER, PROVIDE NEW RING AND COVER PER WSDOT STANDARD PLAN B-30.70-04. COVERS IN SIDEWALK LOCATIONS SHALL BE SLIP-RESISTANT AND MEET ADA REQUIREMENTS.
3. CORE DRILL EXISTING CATCH BASIN AND CONNECT PROPOSED STORM PIPE AS SHOWN. SEE GENERAL NOTE 6 ON THIS SHEET, AND DETAIL 3, SHEET 4.
4. INSTALL SCHEDULE A STORM SEWER PIPE, SIZE PER PLAN. SEE DETAIL 1, SHEET 4.
5. INSTALL RIPRAP. SEE DETAIL 2, SHEET 4.

CONSTRUCTION NOTES:

1. CEMENT CONC. TRAFFIC CURB AND GUTTER. SEE WSDOT STANDARD PLAN F-10.12-04.
2. CEMENT CONC. SIDEWALK. SEE WSDOT STANDARD PLAN F-30.10-04. SEE DETAIL 4, SHEET 4.
3. CEMENT CONC. CURB RAMP TYPE SINGLE DIRECTION A. SEE WSDOT STANDARD PLAN F-40.16-03. SEE DETAIL 5. SHEET 4.
4. HMA CL PG½ PG 58-22.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS WAS NOT PREFORMED FOR THIS PROJECT. DESIGN IS BASED ON LIMITED AVAILABLE TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY. THE PROPOSED IMPROVEMENTS ARE DRAWN OVER AS-BUILT PLAN PDF'S PROVIDED BY CITY. THE ORIGINAL PLANS ARE FOR THE "FIDALGO BAY ROAD IMPROVEMENTS PROJECT", PREPARED BY REICHARDT & EBE ENGINEERING INC., DATED 2/16/12. THE PDF BACKGROUND PLAN AND PROFILE VIEWS SHOWN ON THIS SHEET ARE FROM SHEET 301 OF THE PLANS PROVIDED.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ANACORTES AND WSDOT STANDARDS. IMPROVEMENTS AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. NO DISTURBANCE OUTSIDE OF PUBLIC RIGHT OF WAY IS ANTICIPATED. ANY NECESSARY PERMITS AND/OR WRITTEN AGREEMENTS SHALL BE OBTAINED FROM ALL PERTINENT PARTIES PRIOR TO INSTALLATION OF IMPROVEMENTS OR USE OF ANY PRIVATE PROPERTY OUTSIDE OF THE PUBLIC RIGHT OF WAY.
4. PROTECT AND PRESERVE EXISTING UTILITIES AND FEATURES NOT EXPLICITLY SHOWN TO BE REMOVED OR RELOCATED. REPLACE ANY FEATURES DISTURBED BY CONSTRUCTION ACITIVITIES TO THE SATISFACTION OF THE OWNER (TYP.).
5. THE TEMPORARY EROSION AND SEDIMENT CONTROL IMPROVEMENTS SHOWN ARE ARE BASED ON LIMITED INFORMATION. CONFIRM AND PROVIDE ALL MEASURES NECESSARY (USING APPROVED BMP'S) TO ENSURE SEDIMENTS OR SEDIMENT LADEN WATERS DO NOT LEAVE THE SITE AREA. WHEN NECESSARY, CLEAN DOWNSTREAM FEATURES AND MAKE ALL REPAIRS NEEDED TO ENSURE EXISTING CONDITIONS ONSITE OR OFFSITE ARE NOT DEGRADED. PROVIDE TEMPORARY INLET PROTECTION AT ALL DOWN-GRADIENT INLETS THAT MAY POTENTIALLY BE AFFECTED.
6. EXPOSE EXISTING 72" CATCH BASIN AND VERIFY THAT THE PROPOSED IMPROVEMENTS CAN BE MADE WITHOUT COMPROMISING THE STRUCTURAL INTEGRITY OF THE STRUCTURE. PIPE INVERT SHALL NOT BE RAISED, BUT MAY BE LOWERED IF NECESSARY. MAINTAIN 1.0% MINIMUM SLOPE AND COORDINATE WITH ENGINEER AS NEEDED FOR ANY PROPOSED ADJUSTMENTS.
7. STATIONS AND OFFSETS SHOWN ARE SCALED FROM THE BACKGROUND PDF PLAN SHEET. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN, COORDINATE WITH ENGINEER FOR POTENTIAL REDESIGN. PROVIDE FIELD MEASUREMENTS AS NEEDED TO ENGINEER.
8. RE-ESTABLISH ALL EXISTING SIGNAGE AND PAVEMENT MARKINGS UPON COMPLETION OF SURFACE RESTORATION.
9. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
10. PIPE DEPTH VARIES FROM APPROXIMATELY 6 FEET DEEP (BOTTOM OF PIPE) TO DAYLIGHT. PROTECT SURROUNDING SOILS AND STRUCTURES TO THE MAXIMUM EXTENT FEASIBLE USING SHORING OR A TRENCH BOX. ADJUST THE PIPE ALIGNMENT AS NECESSARY TO MINIMIZE RESTORATION EFFORTS WHILE MAINTAINING 1.0% MINIMUM PIPE SLOPE.

NO.	DATE	BY	APPR.	REVISIONS

811 Know what's below. Call before you dig.

V.CHEKULAYEV DESIGNED BY
A.KIM DRAWN BY
M.RANDALL CHECKED BY
M.RANDALL APPROVED BY
DATE 10/15/24

MATTHEW R RANDALL — STATE OF WASHINGTON — 49708 — REGISTERED PROFESSIONAL ENGINEER — 10/15/24

Lochner

CITY OF ANACORTES 1891

CITY OF ANACORTES
FIDALGO BAY ROAD EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS
ANACORTES/SKAGIT COUNTY OCTOBER, 2024
DRAINAGE SYSTEM MODIFICATION PLAN

DRAWING NO. DR1
SHEET NO. 3 OF 4 OF TOTAL

10/15/2024 7:20 PM
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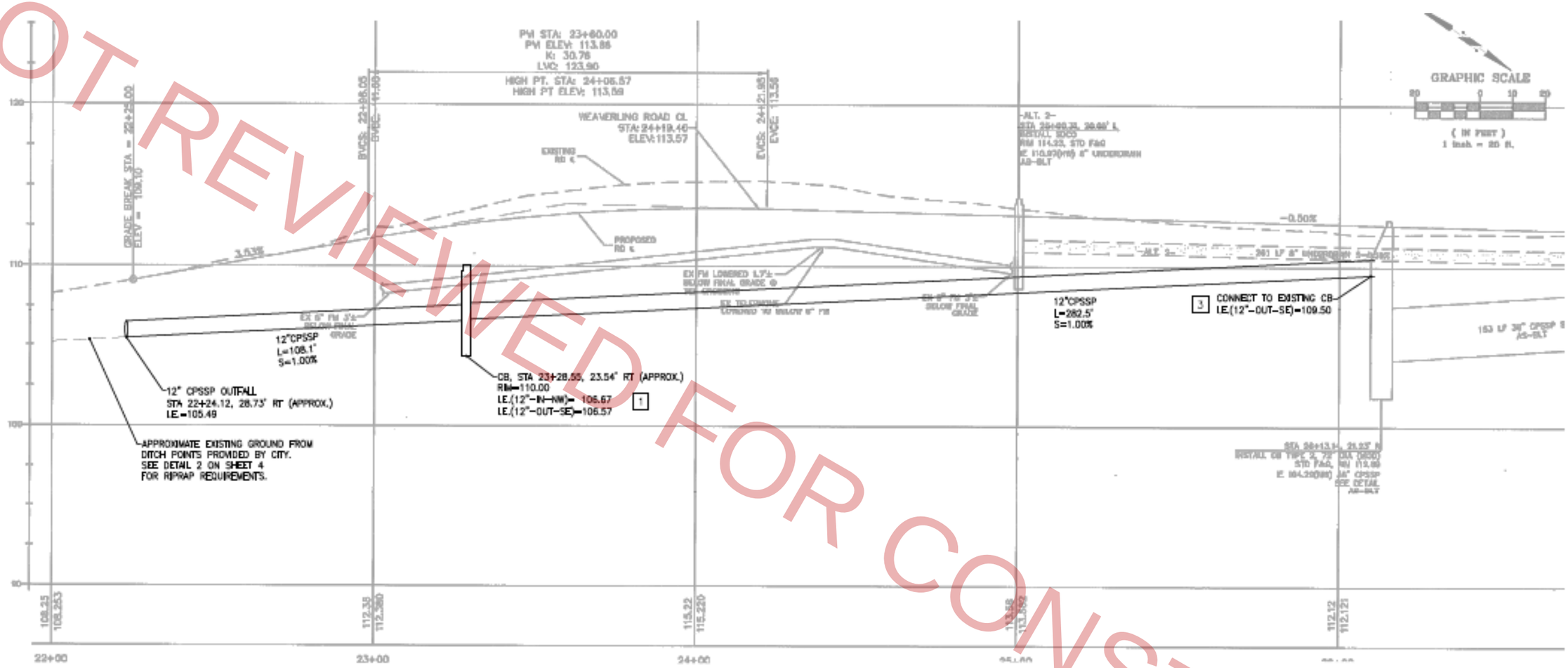
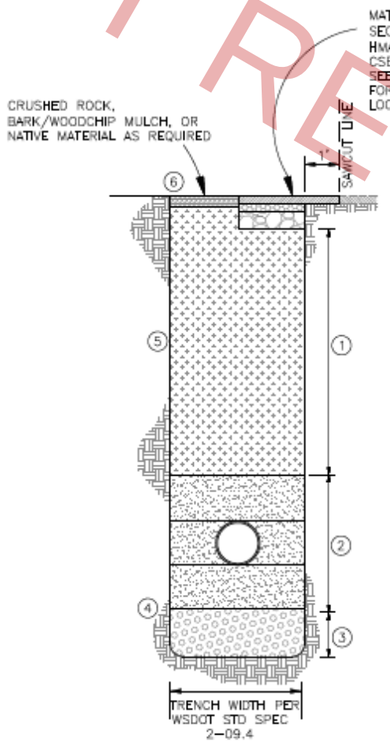


Cross-sectional View of Proposed Work
Fidalgo Bay Emergency Stormwater
City of Anacortes



GENERAL NOTES

1. RESTORATION SHALL CONSIST OF REMOVING ALL ROCKS GREATER THAN 1" IN DIAMETER, BLENDING THE TOP OF THE TRENCH WITH THE SURROUNDING GRADE AND REMOVING ALL SPOILS FROM THE SITE.
2. PIPE BEDDING AND COVER MATERIAL SHALL BE USED IN ALL TRENCHES REGARDLESS OF LOCATION. GRAVEL BORROW TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER CRUSHED ROCK, CONSTRUCTION, AND PERMANENT TRAFFIC AREAS, AND WITHIN FOUR FEET OF THE ABOVE-MENTIONED CONDITIONS.
3. ANY SPECIAL CONDITIONS MUST FIRST BE APPROVED BY THE ENGINEER.
4. SAWCUT EXISTING ASPHALT ONE-FOOT BEYOND EDGE OF TRENCH. TACK COAT EDGE OF SAWCUT AND SEAL JOINT WITH CSS-1 AND SAND, APPLIED WITH HEAT.
5. ALL DENSITIES FOR GRAVEL SHALL BE PROCTORED USING ASTM D-1557 TESTING. ASPHALT SHALL BE PROCTORED USING STATE APPROVED METHODS. DENSITIES SHALL BE DETERMINED USING A NUCLEAR DENSOMETER CONFORMING TO ASTM D-2950.
6. MAINTAIN MAX TRENCH WIDTH PER WSDOT STANDARD SPEC 2-09.4. PROTECT ADJACENT FEATURES AND USE TRENCH BOX TO SUPPORT ADJACENT SOIL STRUCTURES AS NECESSARY.

TRENCH NOTES

(1) CRUSHED SURFACING BASE COURSE, PER SECTION 9-03.9(3), PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN DEPTH AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AT LOCATIONS WHERE REQUIRED AND/OR SPECIFIED. THE PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%. NATIVE MATERIAL, WHERE DEEMED ACCEPTABLE BY THE ENGINEER, MAY BE USED IF PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO A MINIMUM OF 90%.

(2) PIPE ZONE BEDDING AND BACKFILL. SEE REQUIREMENTS FOR VARYING PIPE SIZES AND MATERIALS IN STANDARD PLAN B-55.20-01.

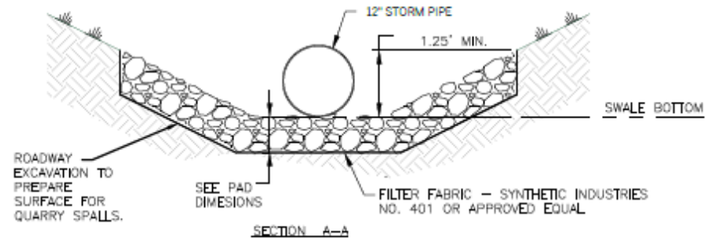
(3) IN TRENCHES WITH SOFT, YIELDING MATERIAL, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL OVER-EXCAVATE TO ONE-FOOT BELOW THE PIPE INVERT AND BACKFILL WITH 2-1/2" MINUS BALLAST AGGREGATE TO THE BOTTOM OF PIPE BEDDING PER STANDARD SPECIFICATION 9-03.9(1).

(4) UNDISTURBED EARTH.

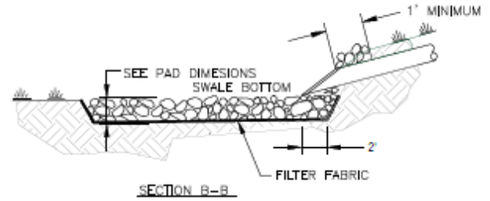
(5) TRENCH LINE.

(6) SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH GENERAL NOTE 1.

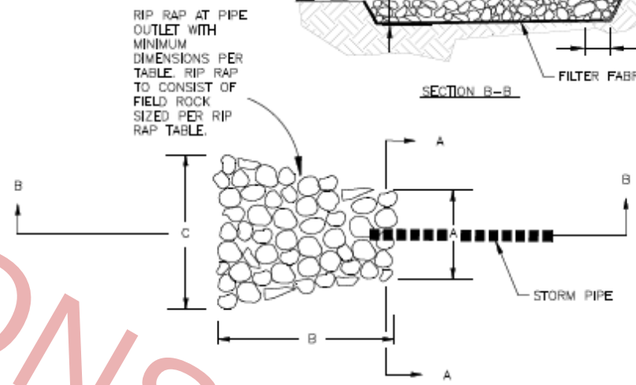
STORM PIPE TRENCH DETAIL (1)
NTS



SECTION A-A



SECTION B-B

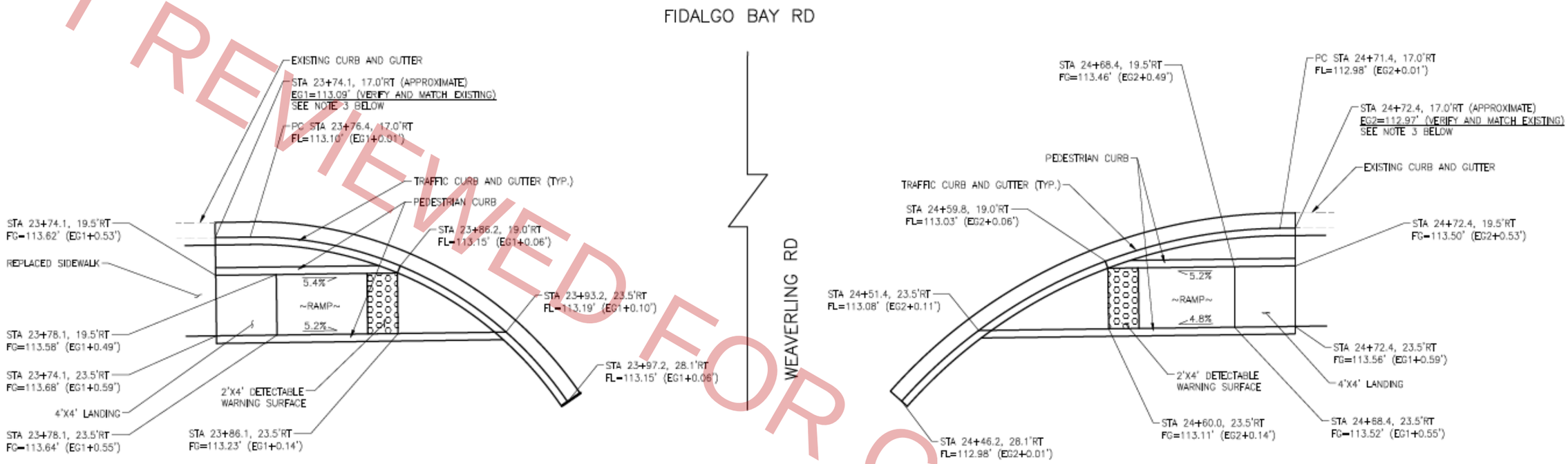


DRAINAGE PIPE OUTFALLS								
LOCATION		ROCK SIZE			PAD DIMENSIONS			
PIPE SIZE	STATION	MIN.	AVG.	MAX.	THICKNESS	A	B	C
12"CPSSP	FIDALGO BAY RD	1.0"	4.1"	7.0"	12.0"	3'	20'	18'

*ALTERNATIVELY, QUARRY SPALLS PER WSDOT STD. SPECIFICATION 9-13.1(5) MAY BE USED.

RIPRAP DETAIL (2)
NTS

Earthwork Details
Fidalgo Bay Emergency Stormwater
City of Anacortes

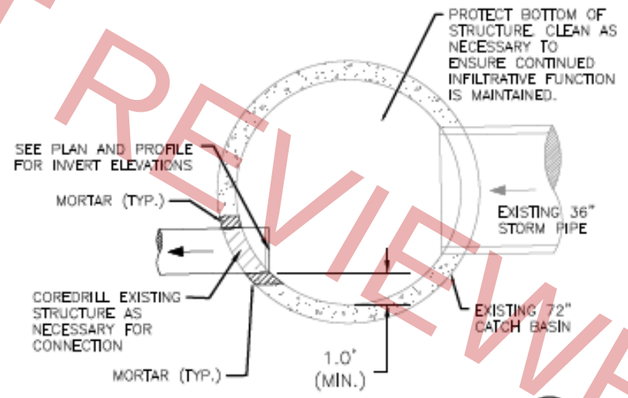


GENERAL NOTES

1. REPLACE EXISTING RAMPS AS NEEDED FOR THE PROPOSED DRAINAGE IMPROVEMENTS. ALL RAMP FEATURES SHALL MEET CURRENT ADA REQUIREMENTS.
2. SEE CITY OF ANACORTES DETAIL ST-03 FOR CURB AND GUTTER REPLACEMENT. SEE WSDOT STANDARD PLANS F-40.16-03 FOR ADDITIONAL RAMP REQUIREMENTS AND F-10.12-04 FOR CURBING REQUIREMENTS.
3. COORDINATE ACTUAL SAWCUT OR JOINT REMOVAL LOCATIONS IN THE FIELD. STATIONS/OFFSETS AND ELEVATIONS INTERPOLATED FROM PLANS PROVIDED BY THE CITY. ADJUST EG1 AND EG2 AS NECESSARY TO MATCH EXISTING ELEVATION WHERE PROPOSED FEATURES MEET EXISTING FEATURES.
4. PROVIDE 4" MINIMUM CSTC (COMPACTED DEPTH) UNDER ALL PROPOSED CONCRETE.
5. SEE WSDOT STANDARD PLAN F-45.10-05 FOR DETECTABLE WARNING SURFACE REQUIREMENTS.

RAMP DETAILS 5
NTS

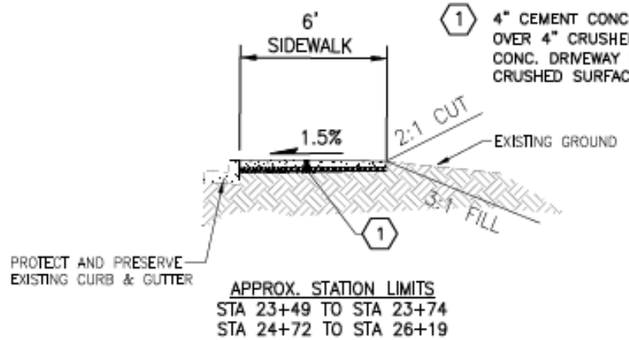
ADA Ramp Details
Fidalgo Bay Emergency Stormwater
City of Anacortes



CONNECTION TO EXISITING STRUCTURE 3
NTS

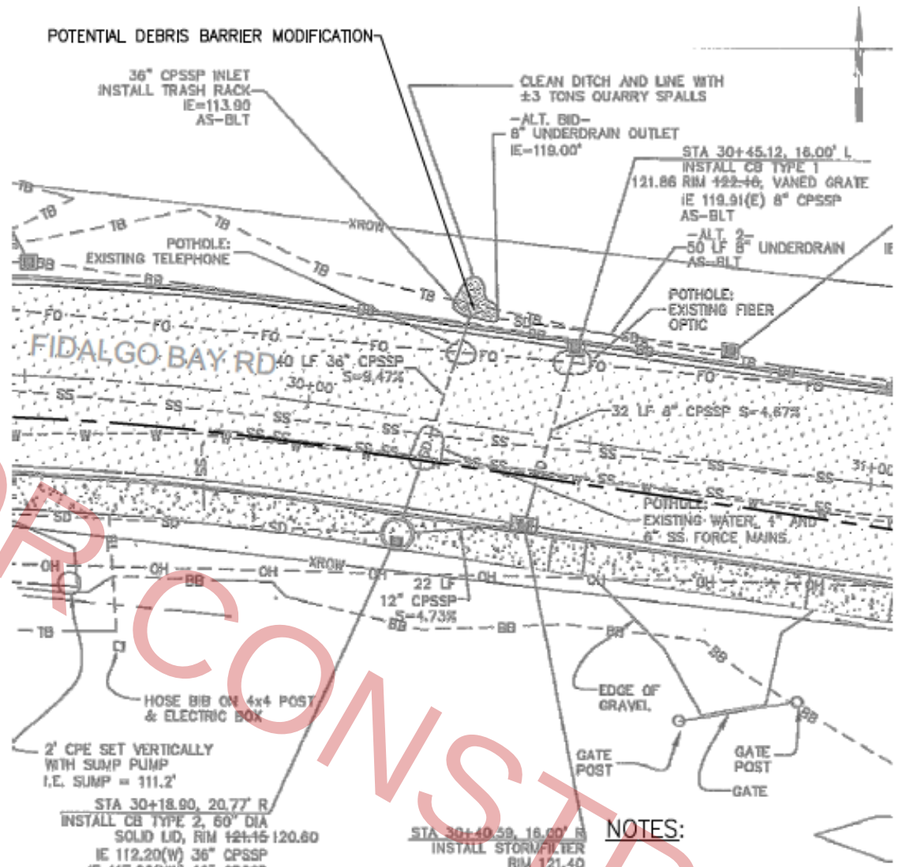
CONSTRUCTION NOTES:

1. 4" CEMENT CONC. SIDEWALK PER STANDARD PLAN F-30.10-04 OVER 4" CRUSHED SURFACING TOP COURSE OR 6" CEMENT CONC. DRIVEWAY PER STANDARD PLAN F-80.10-04 OVER 4" CRUSHED SURFACING TOP COURSE



APPROX. STATION LIMITS
STA 23+49 TO STA 23+74
STA 24+72 TO STA 26+19

SIDEWALK REPLACEMENT DETAIL 4
NTS



NOTES:

SEE GENERAL NOTE 1 ON SHEET 3. THE PDF BACKGROUND PLAN VIEW SHOWN ON THIS DETAIL IS FROM SHEET 302 OF THE PLANS PROVIDED.

POTENTIAL DEBRIS BARRIER MODIFICATION 6
NTS

Stormwater System Details
Fidalgo Bay Emergency Stormwater
City of Anacortes

Received by:

Small Site Construction SWPPP

City of Anacortes Stormwater · 904 6th Street · Anacortes, WA 98221
Stormwater: 360-630-1037

General Information

Project Name	Fidalgo Bay Road	**Parcel Size**	acres
Project Address			
Property Owner	City of Anacortes	**Phone**	360.299.1954
Site Contact	Andy Rheaume	**Phone**	360.299.1954
Project Description	*Describe the nature and purpose of the construction project. Include the total size of the area, any increase in existing impervious area; the total area expected to be disturbed by clearing, grading, excavation or other construction activities, including off-site borrow and fill areas; and the volumes of grading cut and fill that are proposed.* City of Anacortes - Fidalgo Bay Road - Emergency Stormwater Improvements Adding an overflow and 400 L.F of 12 inch corrugated pipe to capture stormwater during rain events. A 400 L.F trench will be trenched in the sidewalk going south along Fidalgo Bay road. The pipe will daylight in the old drainage ditch south of Weaverling Road then discharge into the Bay.		
Erosion control lead or responsible party	N/A	**Phone**	
Engineer/Firm	Lochner	**Phone**	

Site Conditions

Adjacent Areas: See the site plan, drainage plan, and construction drawings approved for the associated permit.

Critical areas: See the critical areas site plan approved for the associated permit.

☑ Attach a copy of your stormwater site plan submitted with your building/grading permit application and attach pictures of construction site.

*Stormwater site plan shall list all BMPs for inspectors

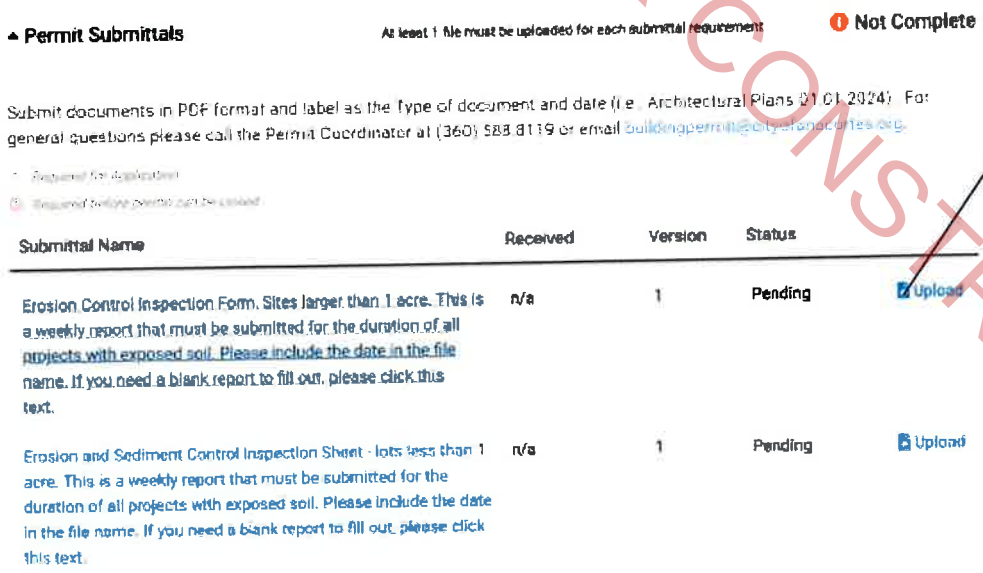
***Add a map of where your stormwater goes from your project to the discharge site**

PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 293-1901

Weekly Erosion Control Self-Inspection Reports

All sites that have a Stormwater Pollution Prevention Plan #2, 1-5 or 1-9 are required to submit a weekly erosion control/BMP monitoring inspection report through the citizen portal. These reports can be found on the city website and through the link on the submittals tab in the permitting customer portal.

Just complete the fillable PDF, save it, and then upload it with the blue upload tab.



Turning in the weekly report consistently will help keep your project on schedule and avoid unnecessary delays due to cancelled inspections.

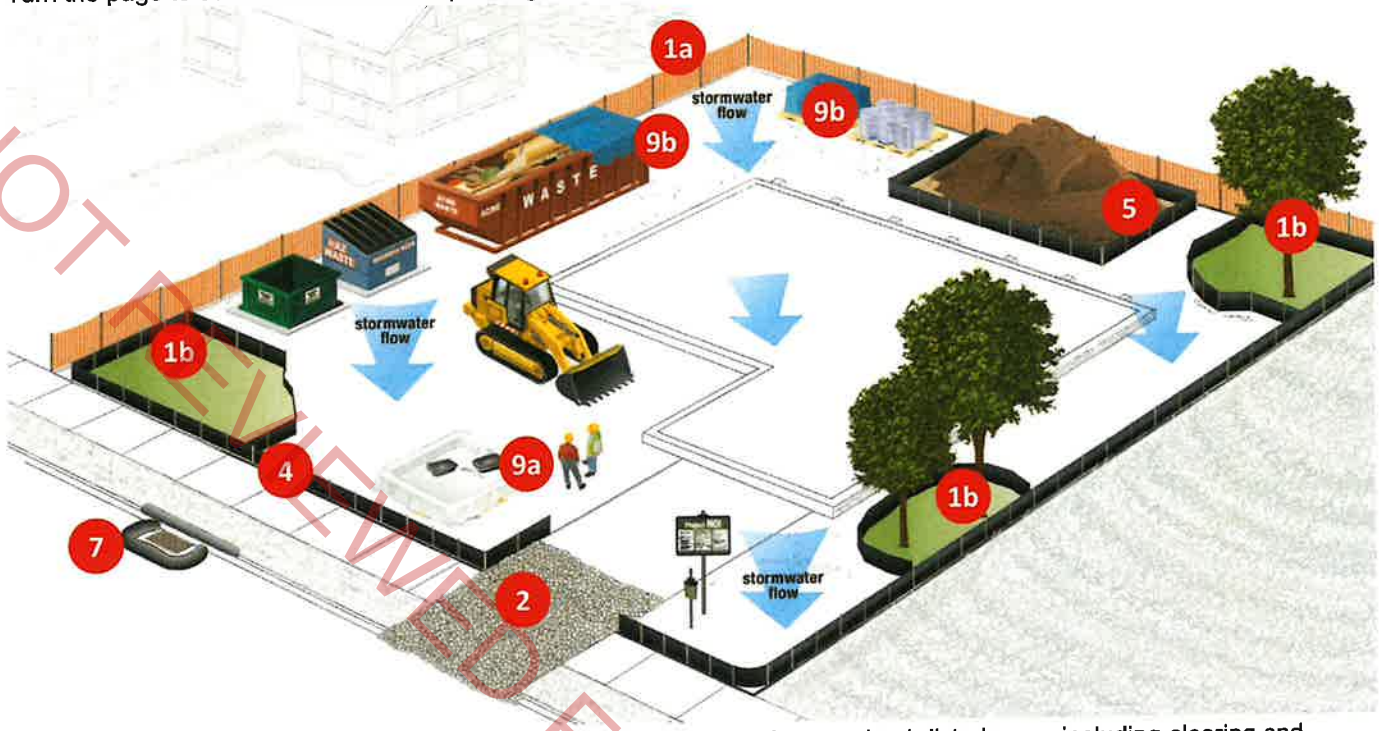
Erosion-Control-Inspection-Form--Sites-Less-Than-One-Acre-fillable-PDF (anacorteswa.gov)

Stormwater Site Inspection Form (anacorteswa.gov) (For larger sites)

We appreciate your assistance in keeping our documentation up to date.

Best Management Practices Illustration

Turn the page to see information corresponding to each numbered circle below.



About this Pollution Prevention Plan

This is Anacortes's Small Site Construction Stormwater Pollution Prevention Plan ("Construction SWPPP") intended to ensure your construction project minimizes erosion and does not contribute pollution, including sediment, to stormwater. This SWPPP is primarily intended for projects under 2,000 sq ft.

This plan uses certain Best Management Practices ("BMPs") from the Stormwater Management Manual. Some detailed descriptions are included; the remainder and additional information are available at https://fortress.wa.gov/ecy/ezshare/wq/Permits/Flare/2019SWMMWW/2019SWMMWW.htm#Topics/FrontCover.htm?TocPath=2019%2520SWMMWW%257C_____0

The listed BMPs are the minimum necessary; **if erosion occurs, you must add additional BMPs as necessary to control it.**

You should include your Construction SWPPP in your contract with your builder. You must keep a copy of this SWPPP on the construction site or within reasonable access to the site for construction and inspection personnel at all times.

Property owners and contractors are responsible for ensuring all aspects of BMPs are followed, including those not shown on the detail sheets. This Construction SWPPP should be considered a living document and must be updated as needed to reflect site conditions.

1 Preserve Vegetation/Mark Clearing Limits

Before any land disturbance, including clearing and grading, clearly mark all clearing limits, sensitive areas and their buffers, and trees that are to be preservedwithin the construction area. Retain natural vegetation in an undisturbed state to the maximum extent practical. Use these BMPs:

- C101 to preserve natural vegetation
- C102 to establish buffer zones around important vegetation you want to save
- **C103 High Visibility Fencing** to mark the boundaries of your buffers
- **C233 Silt Fence** to ensure sediment doesn't leave the site

2 Establish Construction Access

Construction vehicles can damage or compact soils, create sediment pollution, or track sediment onto public roads.

- All equipment and vehicles that access the construction area must use an existing driveway or a stabilized construction entrance.
- Use BMP C105 Stabilized Construction Entrance wherever traffic will be entering or leaving a construction site if paved roads are within 1,000 ft of the site. Construct a 12-inch thick pad of 4-inch to 8-inch quarry spalls, a 4-inch course of asphalt treated base, or use existing pavement. Place a separation geotextile under the spalls to prevent fine sediment from pumping up into the rock pad. Install the construction entrance prior to any vehicles entering the site, at the location shown on the site plan. Create only one construction entrance per site.

- Use BMP **C103 High Visibility Fencing** to restrict traffic to the construction entrance.
- Remove any sediment that is tracked onto pavement by shoveling or street sweeping and remove the collected sediment or stabilize it on site.

3 Control Flow Rates (not shown)

Stormwater on a cleared site can create significant flows that can damage downstream properties.

Protect properties and waterways downstream of the project site from erosion and the associated discharge of turbid waters. If your project is required to control flow rates, you must use the following BMPs as shown on the approved site plan:

- C203 Water Bars
- **C209 Outlet Protection**
- **C235 Straw Wattles**

4 Install Sediment Controls

When land is cleared of vegetation, stormwater can pick up sediment, a pollutant. BMPs can prevent sediment from leaving the site.

You must install sediment controls before land disturbance to effectively minimize and control the discharge of pollutants and sediments.

Use and properly install BMP **C233 Silt Fence.** You *must* bury the filter fabric as shown in the diagram in order for the BMP to be effective. You *must* repair the silt fence if it is damaged.

Consider the following additional BMPs:

- C231 Brush Barrier
- C232 Gravel Filter Berm
- **C234 Vegetated Strip**
- **C235 Straw Wattles**

Note that C230 Straw Bale Barrier is no longer an approved BMP.

5 Stabilize Soils

Leaving soils devegetated or exposed needlessly creates erosion and sediment problems.

- Stabilize all exposed soils whenever construction work will stop for more than two days at a time during the wet season (October 1 to April 30) or 7 days the rest of the year (the dry season).
- Stabilize all exposed soils at the end of the shift before a holiday or weekend.
- Stabilize all exposed soils with either vegetation, mat coverings, mulching, or in those areas to be paved, a compacted base material.
- Use BMP C123 Plastic Covering over all stockpiles with plastic or burlap if left unworked. Place sand-filled burlap or geotextile bags every 3 to 6 ft along seams and tie them together with twine to hold them in place.
- If you excavate soil for the foundation, backfill that soil against the foundation and grade it to drain away from the building. Once the disturbed landscape areas are graded, you must seed or sod the grass areas.

Consider the following additional BMPs:

- C120 Temporary and Permanent Seeding
- C121 Mulching
- C122 Nets and Blankets
- C124 Sodding
- C125 Topsoiling/Composting
- C131 Gradient Terraces
- C140 Dust Control

6 Protect Slopes (not shown)

Slopes can be especially vulnerable to erosion, but BMPs can mitigate sediment problems.

Design and construct cut-and-fill slopes to minimize erosion. Use the following practices:

- Reduce continuous length of slope with terracing and diversions
- Reduce slope steepness
- Roughen slope surfaces
- Use BMP C123 Plastic Covering over all exposed slopes
- Use BMP C120 Temporary and Permanent Seeding as soon as possible on exposed slopes

Manage off-site stormwater (run-on) separately from stormwater generated onsite. Divert off-site stormwater or groundwater away from slopes and disturbed areas with interceptor dikes, pipes, or swales.

You may not create cut slopes over 4 feet high or slopes steeper than 2 feet horizontal to 1 foot vertical. Fill slopes may not exceed 4 feet high or 3 feet horizontal to 1 foot vertical. Slopes that exceed these criteria require engineering.

Consider the following additional BMPs:

- C121 Mulching
- C122 Nets and Blankets
- C124 Sodding
- C203 Water Bars
- C208 Triangular Silt Dike (Geotextile-Encased Check Dam

7 Protect Drain Inlets

Storm drains are designed to collect and transport clean stormwater, not water contaminated with sediment or other pollutants. Storm drain inlets must be protected so that runoff does not enter the

stormwater system without first being filtered or treated or both.

- Use BMP **C220 Storm Drain Inlet Protection** to protect all proposed and existing storm drain inlets during construction so that stormwater runoff does not enter the stormwater conveyance system without first being filtered or treated (or both) to remove sediment or other pollutants.
- Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).
- Keep all approach roads clean.
- Do not allow sediment and street wash water to enter storm drains without treatment.

8 Stabilize Channels and Outlets

Stormwater channels and outlets can themselves erode unless stabilized with rock or other armoring.

Design, construct, and stabilize all on-site conveyance channels to prevent erosion as needed. Use BMP **C209 Outlet Protection** to provide stabilization, including armoring material adequate to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches at the outlets of all conveyance systems.

Consider the following additional BMPs:

- C122 Nets and Blankets
- C202 Channel Lining

9 Control Pollutants

Waste materials, demolition debris, and other pollutants that occur onsite during construction can contaminate the stormwater system unless managed. Cement and related products can modify the pH of stormwater.

Provide cover, containment, and protection from vandalism for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment.

Anytime you pour concrete, perform washout of the concrete trucks following BMP C154 Concrete Washout Area at designated washout areas only. Locate washout areas at least 50 ft from sensitive areas such as storm drains, open ditches, or water bodies, including wetlands.

Clean contaminated surfaces immediately following any spill incident. Apply fertilizers and pesticides in a manner and at rates that will not result in loss of chemical via stormwater runoff.

Use the following additional BMPs:

- C151 Concrete Handling
- C152 Sawcutting and Surfacing Pollution Prevention
- C153 Material Storage, Delivery, and Containment

10 Control De-Watering (not shown)

De-watering water extracted from foundations, vaults, or trenches, has similar characteristics to stormwater runoff at the site and can cause the same impacts unless properly managed.

You may discharge clean, non-turbid de-watering, such as well-point ground water, to systems that are tributaries to, or directly into, surface waters if the de-watering flow does not cause erosion or flooding or interfere with the operation of the stormwater system.

Use the following BMPs:

- **C220 Storm Drain Inlet Protection**
- C236 Vegetative Filtration

11 Maintain BMPs (not shown)

All temporary and permanent erosion and sediment control BMPs must be maintained and repaired as needed to assure continued performance of their intended function.

During the dry season, inspect sediment control BMPs weekly or after a runoff-producing storm event. During the wet season, inspect BMPs daily. Use BMP C150 Materials on Hand to ensure you are ready for a heavy rain.

All temporary erosion and sediment control BMPs must be removed within 30 days after the City determines that the site is stabilized or after the temporary BMPs are no longer needed. Trapped sediment must be removed or stabilized on site. Disturbed soil areas resulting from removal of BMPs or vegetation must be permanently stabilized.

12 Manage the Project (not shown)

Phasing a project, especially when revegetation occurs as part of each phase, can help prevent the transport of sediment from the site.

- Fully implement this Construction SWPPP at all times.
- Modify this Construction SWPPP whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to waters of the state.
- Inspect, maintain, and repair all BMPs as needed to ensure continued performance of their intended function.

13 Protect Low-Impact Development BMPs

Low-Impact Development techniques can be damaged if they are compacted or accumulate sediment during construction.

If there are any Low-Impact Development BMPs planned for the site:

- Use BMP **C103 High Visibility Fence** to exclude all construction and foot traffic from the infiltration, bio-retention, or rain garden areas.
- Protect all infiltration areas or bio-retention and rain garden BMPs from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that drain into those areas.
- Use BMP **C233 Silt Fence** or **C234 Vegetated Strip** to control and avoid introducing sediment onto permeable pavements. Bury the bottom of the filter fabric at least 4 inches below the ground surface. **Backfill and tamp soil in place over the buried portion of the filter fabric, so that no flow can pass beneath the fence and scouring cannot occur.** Drive or place the fence posts into the ground at least 18 inches. A 12-inch minimum depth is allowed if topsoil or other soft subgrade soil is not present and 18 inches cannot be reached.
- If pavements are fouled with sediments or no longer pass an initial infiltration test, clean them using procedures from the Stormwater Manual or the manufacturer's procedures.

Consider the following additional BMPs:

- C102 Buffer Zones
- C208 Triangular Silt Dike
- C231 Brush Barries

****

I acknowledge that I have read the information presented to me and agree to abide by the BMP rules.

Aaron Esterholt

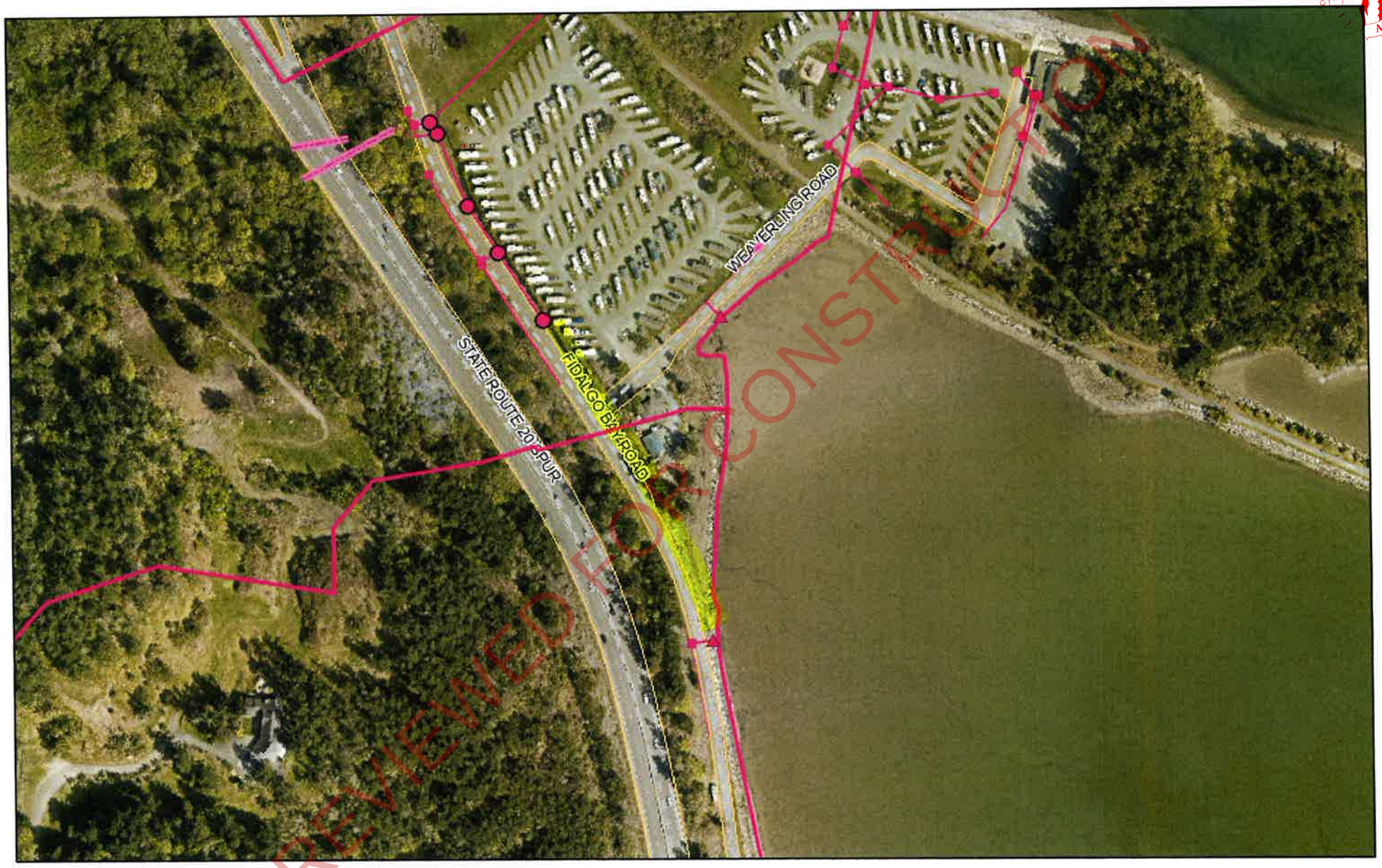
Printed name **Signature**

10/22/2024

Date

****

ArcGIS Web Map



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Basins
Storm Mains
Culverts
Ditches
Outfalls
SCDB/Inlet
SDMH
Edge Of Street
Street Segments

Fidalgo
Red: Band_1
Green: Band_2
Blue: Band_3

1:4,514

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

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

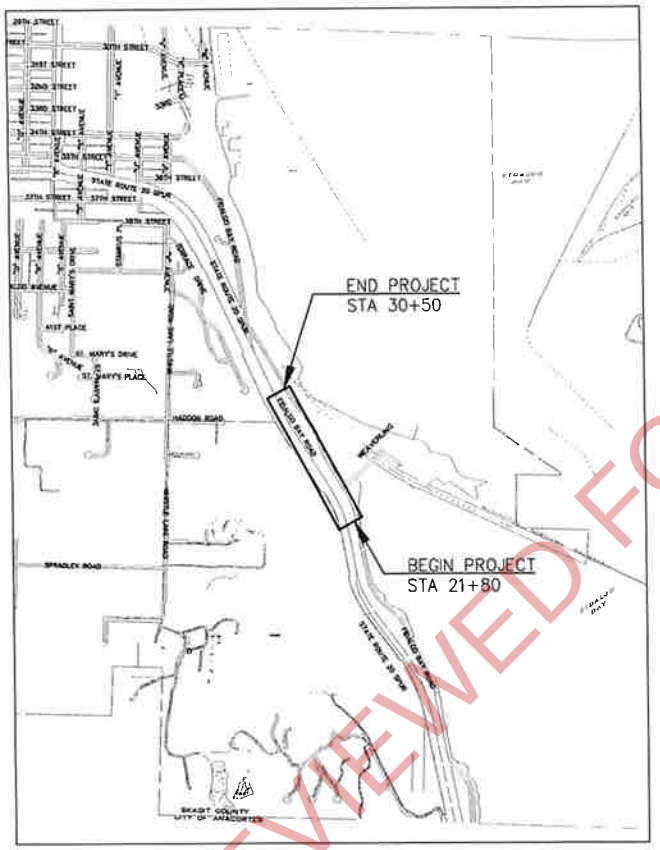
ArcGIS Web AppBuilder

County of Skagit, Bureau of Land Management, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan |

FIDALGO BAY ROAD

EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS

CITY OF ANACORTES
OCTOBER 2024



VICINITY MAP
NTS

INDEX

SHEET NO.	PLAN REFERENCE NO.	TITLE
1	CV1	COVER SHEET
2	GN1	GENERAL NOTES & LEGEND
3	DR1	DRAINAGE SYSTEM MODIFICATION PLAN
4	DT1	DETAILS PLAN

NO.	DATE	BY	APPR.	REVISIONS

811 Know what's below. Call before you dig.

Lochner

CITY OF ANACORTES
FIDALGO BAY ROAD EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS
ANACORTES/SKAGIT COUNTY OCTOBER, 2024
COVER SHEET

DRAWING NO. CV1
SHEET NO. 1 OF 4 OF TOTAL

GENERAL CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP.
   - A. ALL MATERIALS USED, MUST MEET WSDOT, APWA AND CITY OF ANACORTES SPECIFICATIONS
   - B. ALL WORK AND MATERIALS THAT DO NOT MEET THE ABOVE SPECIFICATIONS, MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.
   - C. SUBGRADE COMPACTION TESTS: WILL BE PERFORMED BEFORE C.S.B.C. OR C.S.T.C. IS PUT IN PLACE. ALL TRENCHES WILL BE TESTED FOR COMPACTION. THE MATERIAL TESTING LAB NEEDS 24-HOUR NOTICE. USE THE TESTING PROTOCAL PROVIDED BY THE CITY. ITEMS TO BE COMPACTION TESTED WILL INCLUDE THE PIPE BEDDING (SECTION 7-08.3(1)C), BACKFILL (SECTION 7-08.3(3)), SUB-GRADE FOR SURFACING (SECTION 2-06.3(2)), AND ASPHALT (SECTION 5-04.3(10)B).
   - D. ALL INSPECTION AND TESTING SHALL BE COMPLETED BY CITY FORCES, OR CITY APPROVED PERSONNEL, IN ACCORDANCE WITH ALL CITY STANDARDS AND REQUIREMENTS.
2. TRAFFIC CONTROL AND PUBLIC SAFETY.
   - A. FLAGGERS: ALL FLAGGERS MUST HAVE FLAGGING CERTIFICATES AND MUST HAVE ATTENDED A FLAGGING COURSE OR AN OFF-DUTY POLICE OFFICER IS REQUIRED. THE JOB WILL BE SHUT DOWN IF ANY UNCERTIFIED PEOPLE ARE FLAGGING. A STOP WORK ORDER WILL BE GIVEN AND WORK WILL NOT PROCEED UNTIL A CERTIFIED PERSON IS FLAGGING.
   - B. SIGNAGE: ALL SIGNAGE MUST BE PER THE MANUAL UNIFORM TRAFFIC DEVICES. BEFORE THE JOB IS TO BEGIN, PROPER SIGNAGE WILL BE IN PLACE WITH FLAGGERS IN PLACE IF NEEDED. EXTRA SIGNAGE MAY BE NEEDED. BE READY TO RENT SIGNS IF NEEDED.
   - C. TRAFFIC CONTROL PLAN NEEDS TO BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION START. TRAFFIC CONTROL PLAN SHALL INCLUDE THE LOCATION OF SIGNAGE, FLAGGERS, WORK ZONE, SAFE ZONE DEVICES, AND TRAFFIC FLOW AND NEEDED DIMENSIONS. NO DETOURS ALLOWED WITH APPROVAL FROM THE PUBLIC WORKS DIRECTOR.
   - D. FOR STREET CLOSURE CALL 911 OR FOR CELL PHONES, CALL 360.336.3131.
   - E. CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CITY'S CONSTRUCTION TEAM.
3. ROADWAY, EMBANKMENT AND SUBGRADE CONSTRUCTION.
   - A. EMBANKMENT AND SUBGRADE MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.
   - B. PROPER MOISTURE MUST BE MAINTAINED THROUGHOUT PLACING AND COMPACTING.
   - C. COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT LAB OR CITY APPROVED PERSONNEL. USE A "MODIFIED PROCTOR".
4. TRENCHES IN DEVELOPED RIGHT-OF-WAY.
   - A. SEE CITY OF ANACORTES STANDARD CONSTRUCTION DETAILS AND SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
   - B. PIPE ZONE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
   - C. TRENCH ZONE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN 12-INCH LIFTS.
   - D. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED IN PLACE OF CRUSHED SURFACING.
5. DRAINAGE SYSTEM CONSTRUCTION.
   - A. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
   - B. OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
   - C. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
6. RESTORATION OF RIGHT-OF-WAY.
   - A. LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION.
   - B. PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1), (2) AND (3)) AND PLACE BARK OR WOOD CHIP MULCH, OR SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2). COORDINATE SEEDING AND BARK/WOOD CHIP MULCH LIMITS WITH PROJECT MANAGER IN THE FIELD.
   - C. ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3)
   - D. COORDINATE WITH THE CITY PROJECT MANAGER FOR REPLACEMENT OF EXISTING LANDSCAPE FEATURES IF NOT POSSIBLE TO PROTECT IN PLACE.
7. FINAL INSPECTION AND ACCEPTANCE.
   SEE SECTION 1-05.11 AND SECTION 1-08.5
   - A. FINAL INSPECTION, ACCEPTANCE, AND ANY REQUIRED DOCUMENTATION SHALL BE COMPLETED BY THE CITY OF ANACORTES. COORDINATE WITH CITY PROJECT MANAGER FOR ALL REQUIREMENTS.
8. MISCELLANEOUS.
   - A. AS-BUILTS/DRAWING OF RECORD: REFER TO CITY STANDARDS "GEN-13 - DRAWING OF RECORD"
   - B. UTILITY LOCATE NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUND WORK.

ASPHALT CONSTRUCTION NOTES

- A. ALL ASPHALT TO BE REMOVED MUST BE FIRST SAWCUT. A JACKHAMMER CAN BE USED IF A NICE EVEN CUT IS MADE. WHEEL CUTTING IS NOT AN APPROVED METHOD UNLESS APPROVED BY THE CITY OF ANACORTES ENGINEER IN ADVANCE. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE IN WRITING 48-HOURS BEFORE SAW CUTTING TAKES PLACE.
- B. ADDITIONAL ASPHALT MAY BE REQUIRED FOR REMOVAL BY THE CITY OF ANACORTES ENGINEER OR INSPECTOR.
- C. ALL VERTICAL DROP OFFS WITH THE TRAVELED WAY WILL BE BACKFILLED EACH NIGHT.
- D. ABUTTING EDGES AND CURBS MUST BE THOROUGHLY CLEANED.
- E. ALL ASPHALT EDGING AND CONCRETE FACES ABUTTING NEW ASPHALT WILL BE TACKED PRIOR TO ASPHALTING.
- F. ALL ASPHALT PATCHES MUST BE A SMOOTH TRANSITION. NO BUMPS OR HIGH/LOW SPOTS (SECTION 5-04.3(13)). SURFACE SMOOTHNESS MAXIMUM VARIATION AT 10 FEET PARALLEL TO THE CENTERLINE IS 1/8" AND TRANSVERSE IS 1/4".
- G. SUB GRADE WILL BE COMPACTED AND TESTED PRIOR TO ASPHALTING.
- H. A MINIMUM OF 3-INCHES HMA ASPHALT PATCH TO BE COMPACTED TO 92% MAX. RICE DENSITY (SECTION 5-04.3(10)B)
- I. ALL FINAL JOINTS AND SAWCUTS TO BE SEALED (SECTION 5-05.3(8)B) USING A HOT POURED JOINT SEALANT (SECTION 9-04.2(1)). A PREFERRED SEALANT IS AR-4000.
- J. IN AREAS WHERE ASPHALT HAS BEEN REMOVED AND CDF IS IN THE TRENCH CURING, A STEEL PLATE IS REQUIRED FOR COVER WHILE IT IS CURING. PROVIDE ASPHALT AROUND STEEL PLATE TO PREVENT THE PLATE FROM RATTLING OR SLIDING. THE CONTRACTOR WILL BE CALLED OUT AT ANYTIME TO CORRECT ANY RATTLING OR SLIDING THAT PROVIDES COMPLAINTS.
- K. THE CITY SHALL COORDINATE ALL ROAD CLOSURES OR TEMPORARY TRAFFIC MODIFICATIONS NECESSARY FOR CONSTRUCTION WITH ADJACENT LAND OWNERS AND BUSINESSES SUFFICIENTLY AHEAD OF TIME TO ENSURE MINIMAL IMPACT TO PROPERTY ACCESS AND OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- L. WHERE NECESSARY TO MAINTAIN UN-IMPEDED ACCESS, AND APPROVED BY THE CITY ENGINEER, PROTECT PAVEMENT PATCH WITH 1/4" STEEL PLATE UNTIL SUFFICIENTLY COOLED.

CONCRETE CONSTRUCTION NOTES

SECTION 8-04 AND 8-14 OF THE CURRENT WSDOT SPECIFICATION FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.

- A. ALL FORMS SHALL BE INSPECTED BEFORE PLACING CONCRETE.
- B. NO MONOLITHIC POURS ALLOWED PER THE CITY OF ANACORTES CITY ENGINEER. IN OTHER WORDS, THE SIDEWALK, CURB AND GUTTER, DRIVEWAYS, DRIVEWAY APRONS, ROUNDABOUT FEATURES WHEELCHAIR RAMPS, ETC. ARE TO BE INDIVIDUAL POURS AND SEPARATED BY A FABRIC EXPANSION JOINT.
- C. PROTECT THE CONCRETE. NO GRAFFITI, FOOTPRINTS, FINISHING BLEMISHES OR OTHER OBJECTIONABLE MARKS ARE ALLOWED. IF ANY OF THIS TAKES PLACE, THE SECTION THAT IS DAMAGED MUST BE REPLACED.
- D. CONCRETE SHALL BE A 5.5 SACK MIX WITH A 28-DAY STRENGTH OF 3000 PSI. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE REQUESTED AND APPROVED IN WRITING 48-HOURS BEFORE CONCRETE IS PLACED.
- E. THE PAN AND WINGS SHALL BE STAMPED PER THE STANDARD PLANS.
- F. DURING THE FIRST 14-DAYS OF CURING, PROTECT NEW CONCRETE SURFACES FROM FREEZING.

EROSION CONTROL NOTES

- A. THE CITY SHALL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL MATTERS. THE ESC FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30), MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS.
- B. ALL ESC ELEMENTS SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION START.
- C. EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- D. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO COMPLETION OF THE PROJECT.
- E. NO MUD OR ANY MATERIAL TRACKING IS ALLOWED TO ENTER ONTO CITY STREETS. PROVIDE STABILIZED CONSTRUCTION ENTRANCES IF/WHERE NEEDED. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE ALL PAVED AREAS ARE KEPT CLEAN.
- F. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- G. REMOVE ALL TEMPORARY ESC FACILITIES UPON COMPLETION OF THE WORK AND ESTABLISHMENT OF PERMANENT ESC MEASURES.

STORM DRAIN NOTES

- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT STANDARD SPECIFICATIONS, THE CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
- B. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRADE P33 OR REQUIREMENTS OF AASHTO M240. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
- C. ALL 12-INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPEP) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPEP) SHALL COMPLY WITH THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTERIOR LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
- D. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
- E. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT STORMWATER FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITH A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
- F. ALL CATCH BASIN GRATES OR SOLID COVERS SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- G. CATCH BASINS SHALL CONFORM TO TYPE 1, TYPE 2, OR THE INLET TYPE AS DEFINED IN SAID STANDARD SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
- H. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
- I. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON THE ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE.
- J. CAST IRON FRAME FOR TYPE I CATCH BASINS SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE OR SOLID COVER.
- K. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO STORM SEWER MAINS.
- L. PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2-INCHES IN WIDTH AND PLACED CONTINUOUSLY THE LENGTH OF THE STORM DRAIN TRENCH.
- M. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE WSDOT STANDARD SPECIFICATIONS.

LEGEND

- CONC. SIDEWALK
- HMA CL PG½ PG 58-22
- L/D — LIMITS OF DISTURBANCE
- SD — STORM PIPE
- CATCH BASIN
- EXISTING SIGN
- SILT FENCE (SEE WSDOT STANDARD PLAN I-30.15-02)
- SAWCUT
- BARK OR WOODCHIP

NO.	DATE	BY	APPR.	REVISIONS

811 Know what's below. Call before you dig.

VICE CALIBRATED
DESIGNED BY: A.K.M.
DRAWN BY: M.RANDALL
CHECKED BY: M.RANDALL
APPROVED BY:
DATE: 10/15/24

MATTHEW R. RANDALL, STATE OF WASHINGTON, PROFESSIONAL ENGINEER — 10/15/24

Lochner

CITY OF ANACORTES

CITY OF ANACORTES
FIDALGO BAY ROAD EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS
ANACORTES/SKAGIT COUNTY — OCTOBER, 2024
GENERAL NOTES & LEGEND

DRAWING NO. GN1
SHEET NO. 2 OF 4 OF TOTAL

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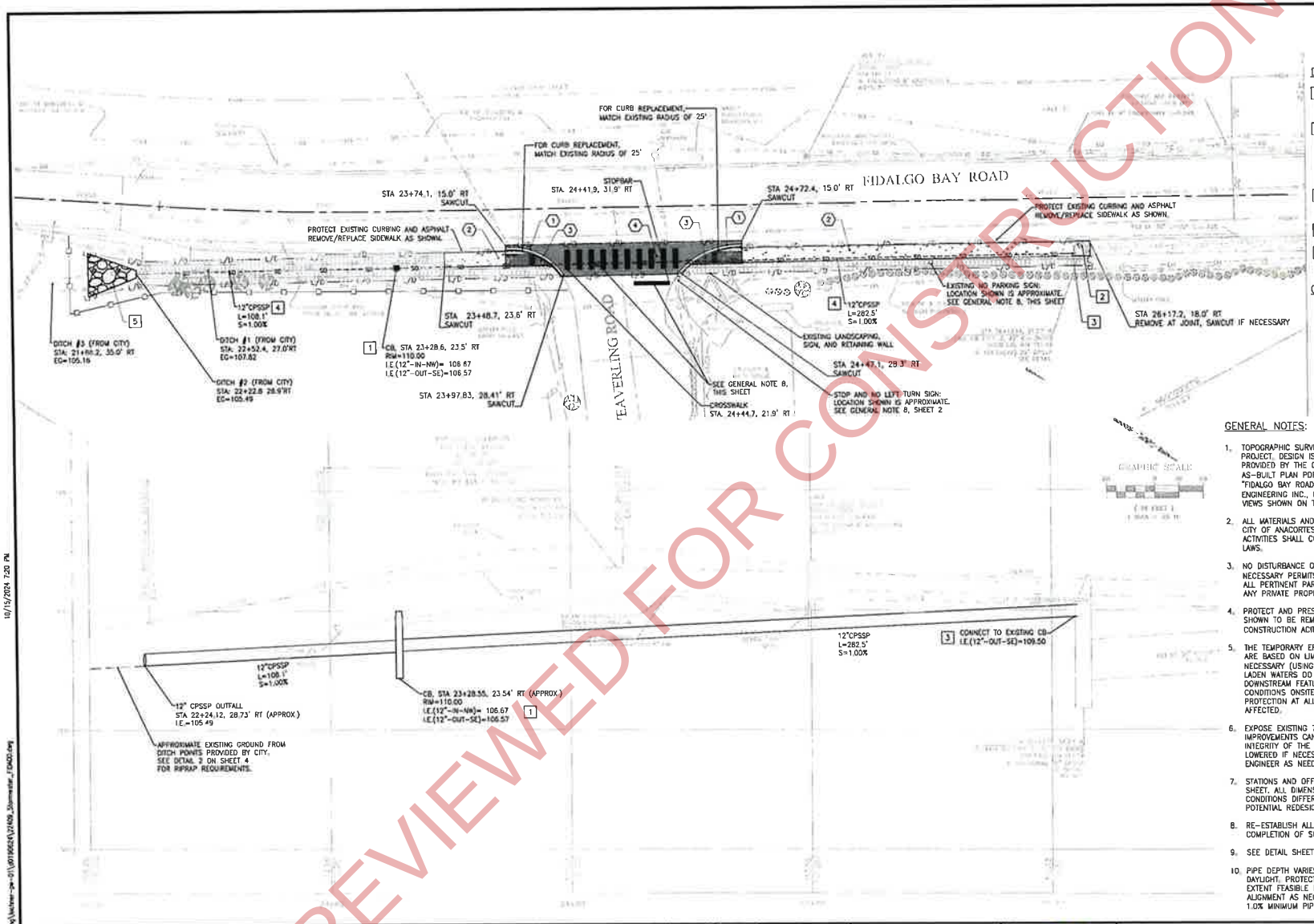

DRAINAGE NOTES:

1. RECTANGULAR FRAME AND SOLID METAL COVER. SEE WSDOT STANDARD PLANS B-5.20-03, B-30.10-03, AND B-30.20-04.
2. ADJUST CATCH BASIN TO GRADE. REMOVE, CLEAN, AND REUSE PER WSDOT SPEC. 7-05.3(1). IF REQUIRED BY OWNER, PROVIDE NEW RING AND COVER PER WSDOT STANDARD PLAN B-30.70-04. COVERS IN SIDEWALK LOCATIONS SHALL BE SLIP-RESISTANT AND MEET ADA REQUIREMENTS.
3. CORE DRILL EXISTING CATCH BASIN AND CONNECT PROPOSED STORM PIPE AS SHOWN. SEE GENERAL NOTE 6 ON THIS SHEET, AND DETAIL 3, SHEET 4.
4. INSTALL SCHEDULE A STORM SEWER PIPE, SIZE PER PLAN. SEE DETAIL 1, SHEET 4.
5. INSTALL RIPRAP. SEE DETAIL 2, SHEET 4.

CONSTRUCTION NOTES:

1. CEMENT CONC. TRAFFIC CURB AND GUTTER. SEE WSDOT STANDARD PLAN F-10.12-04.
2. CEMENT CONC. SIDEWALK. SEE WSDOT STANDARD PLAN F-30.10-04. SEE DETAIL 4, SHEET 4.
3. CEMENT CONC. CURB RAMP TYPE SINGLE DIRECTION A. SEE WSDOT STANDARD PLAN F-40.16-03. SEE DETAIL 5, SHEET 4.
4. HMA CL PG⅝ PG 58-22.

GENERAL NOTES:

1. TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS WAS NOT PREFORMED FOR THIS PROJECT. DESIGN IS BASED ON LIMITED AVAILABLE TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY. THE PROPOSED IMPROVEMENTS ARE DRAWN OVER AS-BUILT PLAN PDF'S PROVIDED BY CITY. THE ORIGINAL PLANS ARE FOR THE "FIDALGO BAY ROAD IMPROVEMENTS PROJECT", PREPARED BY REICHARDT & EBE ENGINEERING INC., DATED 2/16/12. THE PDF BACKGROUND PLAN AND PROFILE VIEWS SHOWN ON THIS SHEET ARE FROM SHEET 301 OF THE PLANS PROVIDED.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ANACORTES AND WSDOT STANDARDS. IMPROVEMENTS AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
3. NO DISTURBANCE OUTSIDE OF PUBLIC RIGHT OF WAY IS ANTICIPATED. ANY NECESSARY PERMITS AND/OR WRITTEN AGREEMENTS SHALL BE OBTAINED FROM ALL PERTINENT PARTIES PRIOR TO INSTALLATION OF IMPROVEMENTS OR USE OF ANY PRIVATE PROPERTY OUTSIDE OF THE PUBLIC RIGHT OF WAY.
4. PROTECT AND PRESERVE EXISTING UTILITIES AND FEATURES NOT EXPLICITLY SHOWN TO BE REMOVED OR RELOCATED. REPLACE ANY FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE OWNER (TYP.).
5. THE TEMPORARY EROSION AND SEDIMENT CONTROL IMPROVEMENTS SHOWN ARE ARE BASED ON LIMITED INFORMATION. CONFIRM AND PROVIDE ALL MEASURES NECESSARY (USING APPROVED BMP'S) TO ENSURE SEDIMENTS OR SEDIMENT LADEN WATERS DO NOT LEAVE THE SITE AREA. WHEN NECESSARY, CLEAN DOWNSTREAM FEATURES AND MAKE ALL REPAIRS NEEDED TO ENSURE EXISTING CONDITIONS ONSITE OR OFFSITE ARE NOT DEGRADED. PROVIDE TEMPORARY INLET PROTECTION AT ALL DOWN-GRADIENT INLETS THAT MAY POTENTIALLY BE AFFECTED.
6. EXPOSE EXISTING 72" CATCH BASIN AND VERIFY THAT THE PROPOSED IMPROVEMENTS CAN BE MADE WITHOUT COMPROMISING THE STRUCTURAL INTEGRITY OF THE STRUCTURE. PIPE INVERT SHALL NOT BE RAISED, BUT MAY BE LOWERED IF NECESSARY. MAINTAIN 1.0% MINIMUM SLOPE AND COORDINATE WITH ENGINEER AS NEEDED FOR ANY PROPOSED ADJUSTMENTS.
7. STATIONS AND OFFSETS SHOWN ARE SCALED FROM THE BACKGROUND PDF PLAN SHEET. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN, COORDINATE WITH ENGINEER FOR POTENTIAL REDESIGN. PROVIDE FIELD MEASUREMENTS AS NEEDED TO ENGINEER.
8. RE-ESTABLISH ALL EXISTING SIGNAGE AND PAVEMENT MARKINGS UPON COMPLETION OF SURFACE RESTORATION.
9. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
10. PIPE DEPTH VARIES FROM APPROXIMATELY 6 FEET DEEP (BOTTOM OF PIPE) TO DAYLIGHT. PROTECT SURROUNDING SOILS AND STRUCTURES TO THE MAXIMUM EXTENT FEASIBLE USING SHORING OR A TRENCH BOX. ADJUST THE PIPE ALIGNMENT AS NECESSARY TO MINIMIZE RESTORATION EFFORTS WHILE MAINTAINING 1.0% MINIMUM PIPE SLOPE.

NO.	DATE	BY	APPR.	REVISIONS

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CHECKED BY: W. RANDALL
APPROVED BY: W. RANDALL
DATE: 10/15/24

10/15/24

Lochner

CITY OF ANACORTES

CITY OF ANACORTES
FIDALGO BAY ROAD EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS
ANACORTES/SKAGIT COUNTY — OCTOBER, 2024
DRAINAGE SYSTEM MODIFICATION PLAN

DRAWING NO. DR1
SHEET NO. 3 OF 4 OF TOTAL

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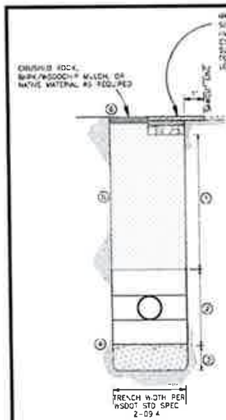


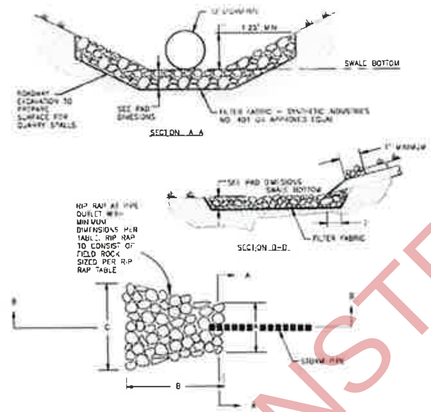
GENERAL NOTES

1. RESTORATION SHALL CONSIST OF REMOVING ALL ROCKS GREATER THAN 1" IN DIAMETER, BLENDING THE TOP OF THE TRENCH WITH THE SURROUNDING GRADE AND REMOVING ALL SPOILS FROM THE SITE
2. PIPE BEDDING AND COVER MATERIAL SHALL BE USED IN ALL TRENCHES REGARDLESS OF LOCATION. GRAVEL BORROW TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER CRUSHED ROCK, CONSTRUCTION, AND PERMANENT TRAFFIC AREAS, AND WITHIN FOUR FEET OF THE ABOVE-MENTIONED CONDITIONS
3. ANY SPECIAL CONDITIONS MUST FIRST BE APPROVED BY THE ENGINEER
4. SAWCUT EXISTING ASPHALT ONE-FOOT BEYOND EDGE OF TRENCH. TACK COAT EDGE OF SAWCUT AND SEAL JOINT WITH CSS-1 AND SAND, APPLIED WITH HEAT
5. ALL DENSITIES FOR GRAVEL SHALL BE PROCTORED USING ASTM D 1557 TESTING. ASPHALT SHALL BE PROCTORED USING STATE APPROVED METHODS. DENSITIES SHALL BE DETERMINED USING A NUCLEAR DENSOMETER CONFORMING TO ASTM D 2950
6. MAINTAIN MAX TRENCH WIDTH PER WSDOT STANDARD SPEC 2-09.4. PROTECT ADJACENT FEATURES AND USE TRENCH BOX TO SUPPORT ADJACENT SOIL STRUCTURES AS NECESSARY

TRENCH NOTES

(1) CRUSHED SURFACING BASE COURSE, PER SECTION 9-03.9(3). PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN DEPTH AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AT LOCATIONS WHERE REQUIRED AND/OR SPECIFIED. THE PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%. NATIVE MATERIAL, WHERE DEEMED ACCEPTABLE BY THE ENGINEER, MAY BE USED IF PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO A MINIMUM OF 90%
(2) PIPE ZONE BEDDING AND BACKFILL. SEE REQUIREMENTS FOR VARYING PIPE SIZES AND MATERIALS IN STANDARD PLAN B-55.20-01
(3) IN TRENCHES WITH SOFT, YIELDING MATERIAL, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL OVER-EXCAVATE TO ONE-FOOT BELOW THE PIPE INVERT AND BACKFILL WITH 2-1/2" MINUS BALLAST AGGREGATE TO THE BOTTOM OF PIPE BEDDING PER STANDARD SPECIFICATION 9-03.9(1)
(4) UNDISTURBED EARTH
(5) TRENCH LINE
(6) SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH GENERAL NOTE 1

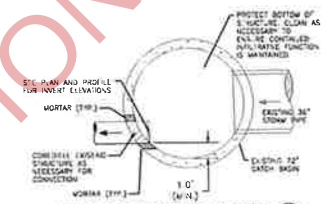
STORM PIPE TRENCH DETAIL (1)
NTS



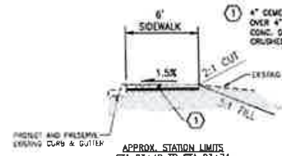
DRAINAGE PIPE DETAILS								
LOCATION		ROCK SIZE			PAD DIMENSIONS			
PIPE SIZE	STATION	MIN	AVG	MAX	THICKNESS	A	B	C
[illegible]	[illegible]	1.0'	4.1"	7.0"	12.0"	2'	20'	18'

*ALTERNATIVELY, QUARRY SPALLS PER WSDOT STD SPECIFICATION 9-13.1(5) MAY BE USED

RIPRAP DETAIL (2)
NTS



CONNECTION TO EXISITING STRUCTURE (3)
NTS

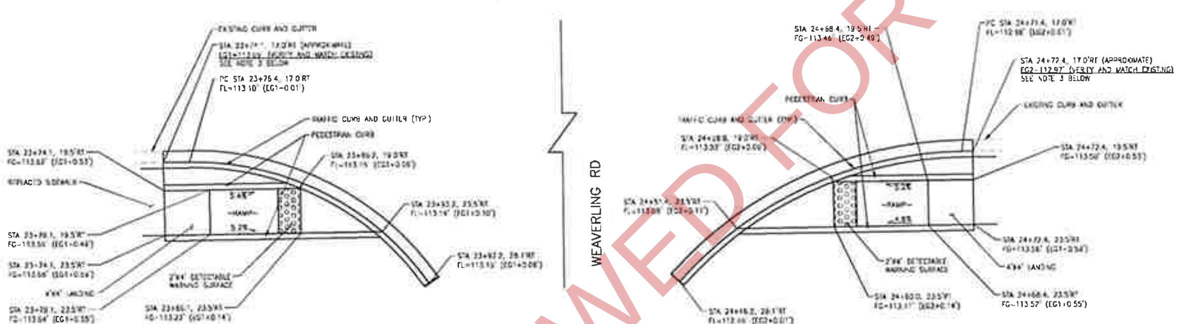


CONSTRUCTION NOTES:

(1) 4" CEMENT CONC. SIDEWALK PER STANDARD PLAN F-30.10-04 OVER 4" CRUSHED SURFACING TOP COURSE OR 6" CEMENT CONC. DRIVEWAY PER STANDARD PLAN F-80.10-04 OVER 4" CRUSHED SURFACING TOP COURSE

APPROX. STATION LIMITS
STA 23+49 TO STA 23+74
STA 24+72 TO STA 25+19

SIDEWALK REPLACEMENT DETAIL (4)
NTS

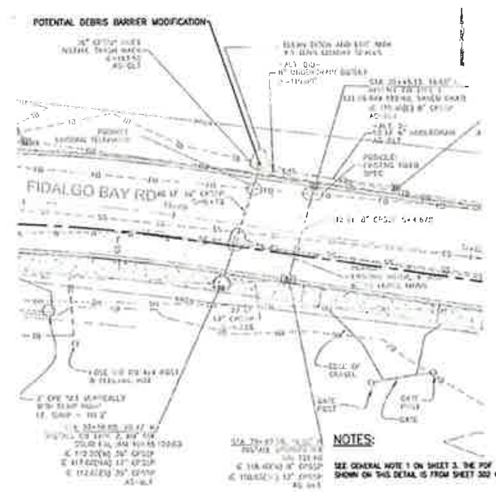


GENERAL NOTES

1. REPLACE EXISTING RAMPS AS NEEDED FOR THE PROPOSED DRAINAGE IMPROVEMENTS. ALL RAMP FEATURES SHALL MEET CURRENT ADA REQUIREMENTS
2. SEE CITY OF ANACORTES DETAIL ST-03 FOR CURB AND GUTTER REPLACEMENT. SEE WSDOT STANDARD PLANS F-40.16-03 FOR ADDITIONAL RAMP REQUIREMENTS AND F-10.12-04 FOR CURBING REQUIREMENTS
3. COORDINATE ACTUAL SAWCUT OR JOINT REMOVAL LOCATIONS IN THE FIELD. STATIONS/OFFSETS AND ELEVATIONS INTERPOLATED FROM PLANS PROVIDED BY THE CITY. ADJUST EG1 AND EG2 AS NECESSARY TO MATCH EXISTING ELEVATION WHERE PROPOSED FEATURES MEET EXISTING FEATURES
4. PROVIDE 4" MINIMUM CSTC (COMPACTED DEPTH) UNDER ALL PROPOSED CONCRETE
5. SEE WSDOT STANDARD PLAN F-45.10-05 FOR DETECTABLE WARNING SURFACE REQUIREMENTS

RAMP DETAILS (5)
NTS

POTENTIAL DEBRIS BARRIER MODIFICATION



NOTES:
SEE GENERAL NOTE 1 ON SHEET 3. THE PDF BACKGROUND PLAN VIEW SHOWN ON THIS DETAIL IS FROM SHEET 302 OF THE PLANS PROVIDED.

POTENTIAL DEBRIS BARRIER MODIFICATION (6)
NTS

NOT REVIEWED FOR CONSTRUCTION

NO.	DATE	BY	APPR.	REVISIONS

811 Know what's below. Call before you dig.

Lochner

CITY OF ANACORTES
FIDALGO BAY ROAD EMERGENCY STORMWATER OVERFLOW IMPROVEMENTS
ANACORTES/SKAGIT COUNTY
OCTOBER, 2024
DETAILS

DRAWING NO. DT1
SHEET NO. 4 OF 4
OF TOTAL

10/15/24

Widener & Associates Transportation & Envi
1902 120th PL. SE. STE 202 Everett, WA 98208

June 4, 2025

Libby Grange
PCED
City of Anacortes
904 6th Street
Anacortes, WA 98221

Address of Comments Memo
Fidalgo Bay Road Emergency Stormwater Project
City of Anacortes, WA

Dear Libby Grange,

The City of Anacortes Public Works Department received the following comments (blue) on 5/23/25 from the PCED regarding the Shoreline Permit package for the Fidalgo Bay Road Emergency Stormwater project. This memorandum has been provided to outline how the comments were addressed in the updated package.

Shoreline Development Plan Set per WAC 173-27-180 (9)
Please see the attached updated Site Plan, which includes:

- Boundary of parcel/ROW
- Full extent of ditch from pipe discharge to Fidalgo Bay
- Ordinary high-water mark of Fidalgo Bay
- Existing and proposed contours
- General indication of the character of vegetation found on the site
- Quantity, source and composition of fill, whether temporary or permanent

Drainage Report
A meeting was held with the PCED, Engineering, and Widener & Associates, which determined that the Drainage Report requirement would be waived by the Engineering Department as they are a sponsor of the project.

Critical Areas Report Additional Requirements:

5/23/25 Note: the critical area report submitted on 5/8/25 does not reference or address the Shoreline Master Program shoreline-specific critical areas requirements, specifically for critical saltwater habitats - FWHCAs (SMP 6.7).

- The report has been revised to include a dedicated Section 5.3 - Critical Saltwater Habitat (SMP 6.7) that specifically addresses shoreline-critical areas requirements. This section:
    - Identifies the project's 300-foot buffer overlap with Fidalgo Bay's critical saltwater habitats (herring/surf smelt spawning areas, shellfish beds, eelgrass) per SMP Chapter 6.7 and WAC 173-26-221(2)(c)(iii).

- References the Northern Skagit County Bays and Shoreline Habitat Conservation and Restoration Blueprint (2005) for juvenile salmonid corridors.
- Details SMP-compliant mitigation measures, including no in-water work, no work within 50 feet of OHWM, and implementation of BMPs, including TESC, SWPPP, and SPCC plans.

Also, additional information about the unnamed stream/ Weaverling Rill and its relationship to this project needs to be provided. Has a site investigation been completed to confirm its origin and outfall? City mapping shows it might contribute water within the subject storm water system.

- Section 4.1 (Water Features) has been revised:
  - States that the origin and terminus of the unnamed stream were investigated and field verified by Widener & Associates and the City of Anacortes Public Works Department.
  - Provides a map showing the correct stream path terminating when it enters the City stormwater system, per ASMP 2010 stream definition.
  - States that the stream terminates over 350 feet north and upslope from the project area; therefore, the project does not have the potential to impact the unnamed stream/Weaverling Rill.

In addition to addressing the comments received, minor clarifications have been made throughout the Critical Areas Report to ensure consistency with the updated Site Plan, the CAR has been updated with a complete project description (Section 2.2), and revised mitigation quantities are provided (Section 6). Please note that the SEPA Checklist has also been updated to be consistent with the Site Plan. Should you have any questions regarding this memorandum or require additional information, please contact Ross Widener at 425-332-3961 or ross@widener-envir.com.

Sincerely,

Ross Widener
Widener & Associates

Critical Areas Investigation Report

Fidalgo Bay Road Emergency Stormwater Project

Prepared for:

City of Anacortes

904 6th St,

Anacortes, WA 98221

Prepared by:

Widener & Associates

1902 120th Pl SE,

Everett, WA 98208

June 2025

1. Executive Summary

The City of Anacortes is proposing the Fidalgo Bay Road Emergency Stormwater Project to address flooding issues along Fidalgo Bay Road during periods of heavy rainfall. The project involves the installation of approximately 390 linear feet of 12-inch stormwater conveyance pipe and the construction of a new outfall to Fidalgo Bay.

This Critical Areas Report evaluates the presence of critical areas, including wetlands, fish and wildlife habitat conservation areas (FWHCA), critical saltwater habitats, geologically hazardous areas, critical aquifer recharge areas, and frequently flooded areas, and their associated buffers, within and adjacent to the proposed project area within a 300-foot radius. The assessment has been conducted in accordance with the City of Anacortes Municipal Code (AMC) Chapters 19.70 and 19.70.115 and City of Anacortes Shoreline Master Program (SMP) Chapter 6.7.

The purpose of this report is to support permitting processes and ensure that the proposed project complies with applicable local environmental regulations, while minimizing impacts to critical areas and maintaining the ecological integrity of the Fidalgo Bay shoreline.

Table of Contents

Figures

2. Introduction

2.1 Authorizing Agency and Reason for Investigation

This Critical Areas Investigation Report has been prepared on behalf of the City of Anacortes to identify critical areas (wetlands, fish and wildlife habitat conservation areas (FWHCA), critical saltwater habitats, geologically hazardous areas, critical aquifer recharge areas, and frequently flooded areas) per the Anacortes Municipal Code (AMC) 19.70.

2.2 Project Description

The City of Anacortes Public Works Department proposes to address flooding along Fidalgo Bay Road and prevent inundation of the adjacent RV Park by installing 390 feet of 12-inch stormwater main connecting the existing stormwater system to a new 20-foot by 15-foot outfall pad discharging to Fidalgo Bay.

While a portion of the proposed work falls within the City of Anacortes Shoreline Jurisdiction, the project takes place entirely within the previously developed City of Anacortes right-of-way (ROW), all activities occur above the ordinary high water mark (OHWM), and drainage patterns will be maintained.

Site preparation will involve 950 SF of temporary vegetation clearing, comprised of maintained roadside grass and native shrubs, including Oregon grape (Mahonia aquifolium), redosier dogwood (Cornus sericea), and Scouler's willow (Salix scouleriana), and the permanent removal of noxious weeds, including Himalayan blackberry (Rubus armeniacus) and reed canarygrass (Phalaris arundinacea). The roadside grass and native shrubs will be replaced in kind. In addition, the existing sidewalk and pedestrian crossing will be removed and hauled off-site for disposal at an approved upland facility prior to trenching for the stormwater main.

Excavation of 231 CY of existing roadway fill and native soils will be required to create a 390-foot-long by 2-foot-wide by 8-foot-deep trench for the new 12-inch stormwater main. Approximately 8 CY of native soils will be excavated to toe in the new 20-foot-long by 18-foot-wide by 12-inch-deep outfall pad. Suitable excavated materials will be reused as backfill at the direction of the project engineer or hauled off-site for disposal at an approved upland

facility. Fill materials consisting of 231 CY of pipe bedding and crushed surfacing base course for the trench and 8 CY of field rock-sized riprap for the outfall pad will be imported from an approved commercial source. After construction of the stormwater facility, the sidewalk and pedestrian crossing will be reestablished to meet ADA standards.

2.3 Project Location

The project site is located within existing City of Anacortes ROW along Fidalgo Bay Road, adjacent to 4701 Fidalgo Bay Road, Anacortes, WA 98221, in Skagit County, Washington. The site lies within Sections 32, Township 35 North, Range 02 East, Willamette Meridian. *Refer to Figure 1 – Vicinity Map*.

2.4 Project Site Description

The project site is along Fidalgo Bay Road, between Fidalgo Bay Road and the Fidalgo Bay Resort, a waterfront RV park and cabin facility near the shoreline of Fidalgo Bay. The area impacted by the project contains limited vegetation, consisting primarily of maintained grass, with sparse patches of shrubs.

The project is located within the Commercial Marine (CM) zoning district, as outlined in AMC 19.40.040, which is intended to support marine-oriented uses, including commercial and industrial activities that require direct access to navigable waterways. Since the project involves the installation of a stormwater overflow pipe, it meets the requirements for an exemption from additional permits or reviews under AMC 19.70.40 (Exempt Activities). Specifically, the stormwater infrastructure is located within an improved public right-of-way authorized by the city; the project should be exempt from further regulatory requirements.

3. Methods

Wetlands Identification

Wetlands were identified through a combination of field surveys and desktop analysis. Field surveys involved a wetland investigation and delineation, where a project biologist from Widener & Associates assessed vegetation, soils, and hydrology on the site. Desktop analysis involves reviewing aerial imagery, topographic maps, and hydrological data, databases utilized included the National Wetlands Inventory (NWI) map, provided by the U.S. Fish and Wildlife

Service. This database aided in identifying potential wetlands and/or surface waters within or around the project area.

Wetland Delineation Method

Wetland boundaries were delineated following the USACE Wetland Delineation Manual (1987) and the Western Mountains, Valleys, and Coast Region Supplement (2010). The investigation involved three main tasks: 1) Assessing vegetation, soils, and hydrology to identify wetlands, 2) Evaluating streams and drainage features for USACE jurisdiction, and 3) Marking wetland boundaries. Hydrologic data were collected from field observations and climate records from Anacortes, Washington (USDA, 2025). Vegetation sampling followed USACE guidelines with specific radii for trees, shrubs, and herbaceous species. At each test pit, the presence of hydrophytic vegetation, hydric soils, and wetland hydrology was evaluated. Hydric soils were determined using the USACE Regional Supplement and NRCS Web Soil Survey.

Fish and Wildlife Habitat Conservation Areas (FWHCA)

FWHCA boundaries are determined through both desktop analysis of habitat data and field surveys. This involves reviewing known habitat areas for threatened or endangered species, conducting wildlife surveys, and evaluating habitat connectivity. Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) Program databases were utilized to identify critical wildlife habitats, including important fish and wildlife habitat within or near the project area. Additionally, the City of Anacortes Interactive Map was used to access WDFW Critical Areas data that was integrated into the GIS map.

Geologically Hazardous Areas

Geologically hazardous areas were identified through databases including the Washington State Department of Natural Resources (DNR) Geologic Hazards Maps which provided areas prone to landslides, erosions, and seismic risks. The Skagit County Geohazard Map was utilized for more localized maps to identify geologically hazardous zones.

Critical Aquifer Recharge Areas (CARA)

Information on the Critical Aquifer Recharge Areas (CARA) within the project area was obtained from the Washington State Department of Ecology Groundwater database, Skagit County Groundwater protection Ordinance Maps, and USGS Groundwater Data. These databases provided information on local recharge zones/areas and aquifers related to the project site.

Frequently Flooded Areas

Flood hazard areas were identified using the City of Anacortes Interactive GIS Mapper which identified frequently flooded areas and tsunami zones and FEMA flood maps. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) provided maps which determined floodplain boundaries and flood hazard zones. Additionally, the Skagit County Flood Hazard Map was localized flood hazard information, including floodplain delineation and flood risk assessments.

Buffers and Buffer Requirements

The City of Anacortes Municipal Code (AMC) establishes buffer requirements for critical areas to protect wetlands and fish and wildlife habitats. According to AMC 19.70.235, wetland buffers vary based on wetland category: 150 feet for Category I, 100 feet for Category II, 50 feet for Category III, and 25 feet for Category IV wetlands. These buffers may be adjusted depending on site-specific factors. AMC 19.70.310 sets buffer widths for fish and wildlife habitat areas, with a typical buffer of 150 feet for salmonid habitats and between 50 to 150 feet for other wildlife habitats, depending on species sensitivity and habitat type. These buffer requirements were considered during the critical area assessment.

Additionally, as per AMC 19.70.115, identification of all critical areas was identified on or within 300 feet of the proposed project area. This was the buffer distance utilized for the project.

Figure 1. Vicinity Map

4. Environmental Background

4.1 Water Features

Fidalgo Bay

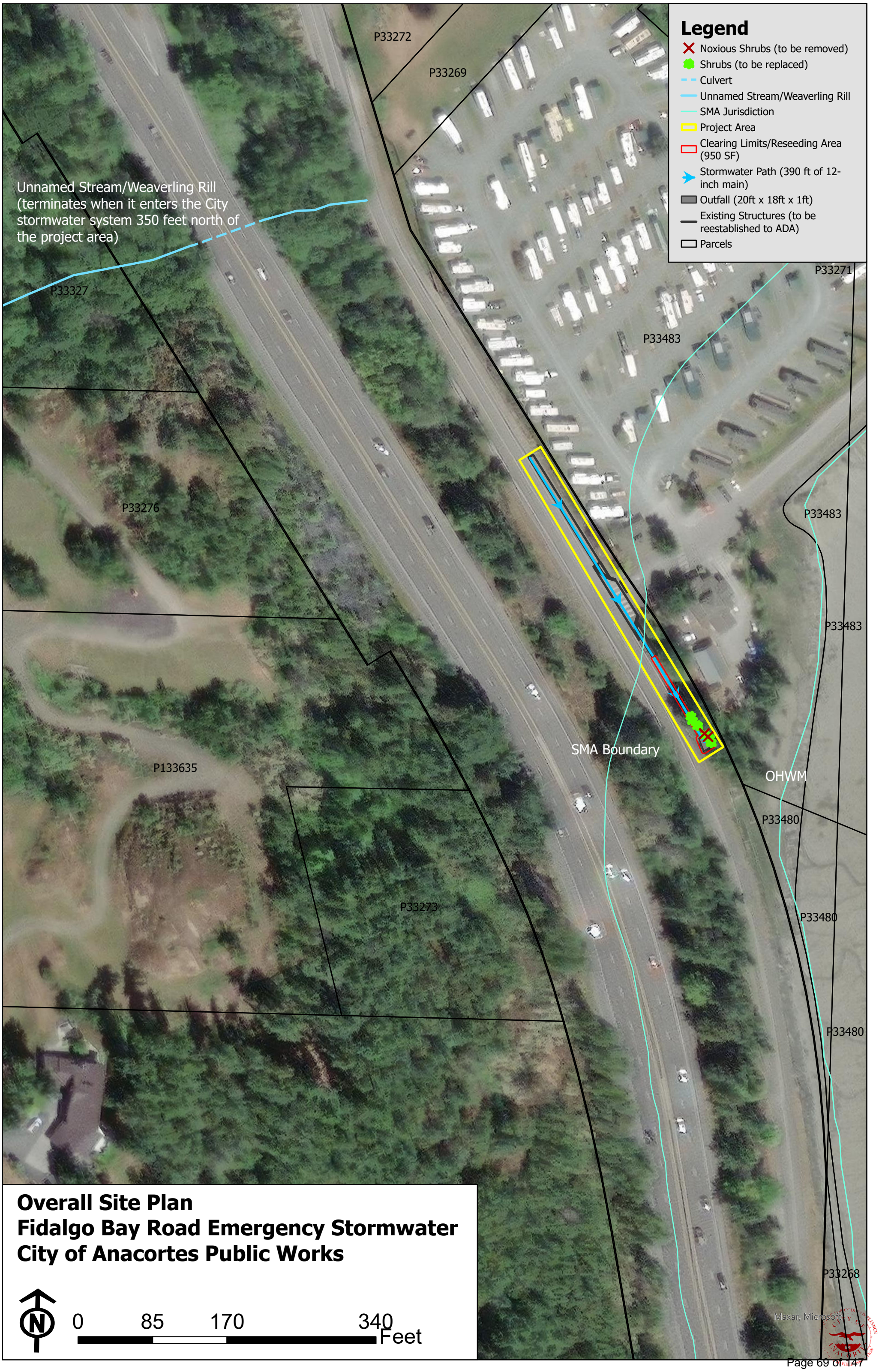
Fidalgo Bay is a marine embayment located on the western side of Fidalgo Island in the State of Washington. It is part of the larger Salish Sea ecosystem, which includes Puget Sound and its associated marine waters. The bay lies adjacent to the City of Anacortes and is bordered by the mainland to the east and Fidalgo Island to the west.

The project area is located within Water Resource Inventory Area (WRIA) 3 – the Lower Skagit–Samish watershed. This region is part of the Skagit River Watershed, which encompasses approximately 1,700 square miles and drains into Skagit Bay.

Unnamed Stream/Weaverling Rill

According to U.S. Geological Survey (USGS) StreamStats and the National Wetlands Inventory (NWI) Mapper, an unnamed stream (locally known as Weaverling Rill) exists within 300 feet of the project area. The databases map this stream as originating uphill from SR-20 and flowing through the Fidalgo Bay drainage basin. Investigations by Widener & Associates and the City of Anacortes Public Works Department have determined that this drainage is incorrectly mapped. The current pathway of the unnamed stream/Weaverling Rill flows downslope to SR-20, where it enters a culvert to pass under the roadway. It then discharges to the slope between SR-20 and Fidalgo Bay Road, where it runs downslope to enter the Fidalgo Bay Road stormwater system 350 feet north of the project area (Figure 2).

As documented in the current *Stormwater Management Plan* (City of Anacortes, 2007), the sub-basin discharges to Fidalgo Bay through the stormwater conveyance system. The adopted 2010 Anacortes Shoreline Master Program defines a stream as a body of running water moving over the earth's surface (City of Anacortes, 2010). Therefore, the unnamed stream/Weaverling Rill terminates when it enters the City stormwater system. As the unnamed stream terminates over 300 feet from the project area when it enters the City stormwater system upslope and off-site, the project does not have the potential to impact the unnamed stream/Weaverling Rill; therefore, it is not considered further in this evaluation.



Overall Site Plan
Fidalgo Bay Road Emergency Stormwater
City of Anacortes Public Works

4.2 Soils

The Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) map indicates that the project site contains three soil types: Keystone loamy sand, lithic haploxerolls-rock outcrop, and xerorthents. These soil types are identified as potentially present within the project area.

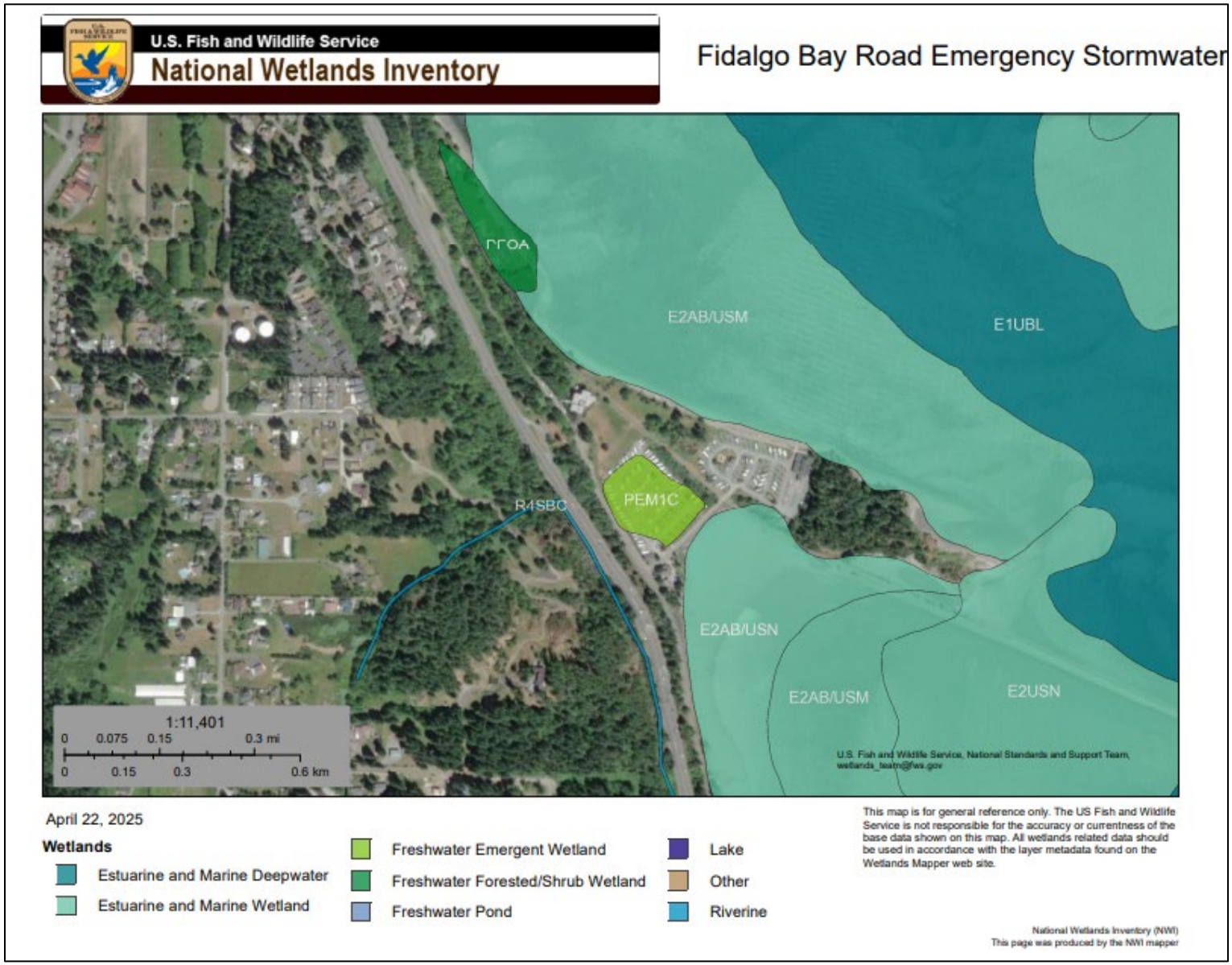
4.3 Existing Wetlands (AMC 19.70.215)

A review of the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) reveals a potential freshwater emergent wetland habitat is shown to exist the east of the roadway where near the RV Park entrance is located, on Weaverling Rd. The wetlands and deepwater habitats in this area were photo interpreted using imagery and data from 1981**. Currently, an RV park and cabin resort have been built over the area where the potential freshwater emergent wetland is mapped. Therefore, the wetland buffer does not apply to the project area as the wetland has been developed over.** *Refer to Figure 2—NWI Map.*

The NWI map also shows potential estuarine and marine wetlands along the shorelines within the 300-foot buffer of the project vicinity, primarily to the north-east and south of the site. However, the buffers for the estuarine and marine wetlands are eliminated due to Weaverling Rd, which separates the project vicinity from the wetland.

A wetland delineation was conducted by the project biologist, on April 26th, 2023. **It has been determined that no wetlands are present within the 300-foot critical area buffer of the project vicinity**. This wetland delineation was conducted according to the *U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual* (Environmental Laboratory, 1987) and the R*egional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coasts* (Version 2.0). This assessment is consistent with the guidelines of Section 404 of the Clean Water Act and the definition of Waters of the U.S.

Figure 3. NWI Map



5. Critical Areas

In accordance with AMC 19.70.350, a survey of the project area and its surroundings within a 300-foot radius was conducted to identify any critical areas using researched information and field findings.

5.1 Critical Aquifer Recharge Areas (AMC 19.70.510)

According to the Skagit County Aquifer Recharge Area Map, Category 1 Areas (Skagit County GIS, 2025) the project site is located in a potential seawater intrusion area. The proposed project development is not on the list of prohibited activities and meets the purpose of AMC 19.70.510.

5.2 Fish and Wildlife Habitat (AMC 19.70.310)

A search of the Washington State Department of Fish and Wildlife Priority Habitat Species (PHS) website indicated that the project area does have potential for shorebird concentrations, waterfowl concentrations, freshwater emergent wetlands, estuarine and marine wetlands, and the presence of surf smelt (*Hypomesus pretiosus*). The City of Anacortes GIS database maps the project area within the vicinity of the Fidalgo Bay shoreline, which is an aquatic habitat for herring, sand lance, and smelt spawning sites. Additionally, the shoreline is within the vicinity of hardshell clams and Dungeness crab habitats.

A search of the U.S. Fish and Wildlife (USFW) Information for Planning and Consultation (IPaC) Endangered Species database identified several federally listed endangered and threatened species as potentially present in the project area. These include the marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), bull trout (*Salvelinus confluentus*), Dolly Varden (*Salvelinus malma*), monarch butterfly (*Danaus plexippus*), and Suckley's cuckoo bumblebee (*Bombus suckleyi*). The NOAA Species and Habitat App database indicates that Fidalgo Bay has ESA (Endangered Species Act) critical habitats for Southern Resident killer whales and boccaccio (*Sebastes paucispinis*).

The proposed stormwater facility will not impact these FWHCAs, as suitable habitat is not present, or the project activities will not affect them. No suitable habitat exists for the marbled murrelet, yellow-billed cuckoo, or monarch butterfly within the project area, as it lacks the necessary mature or old-growth forest habitat, stands of mature riparian willows and cottonwoods over 50 acres, and patches of milkweed required for these species. For aquatic species and habitats, no impacts are anticipated as no in-water work is proposed, all activities take place 50 feet or more from the OHWM, and BMPs will be in place to prevent deleterious materials and stormwater from leaving the project area. Furthermore, the project will not lead to a change in pollutant loading or hydrology. Drainage patterns will be restored to the conditions present in 2012 to help control runoff volume and flow, preventing erosion, flooding, and other disruptions that could negatively affect the identified FWHCAs.

5.3 Critical Saltwater Habitat (SMP 6.7)

The project's 300-foot buffer overlaps with designated critical saltwater habitats in Fidalgo Bay, as defined by the City of Anacortes Shoreline Master Program (SMP) Chapter 6.7 and WAC 173-26-221(2)(c)(iii). These include documented spawning areas for Pacific herring (*Clupea pallasii*), and surf smelt (*Hypomesus pretiosus*), as well as productive shellfish beds supporting hardshell clam (*Mercenaria mercenaria*) populations and eelgrass presence. The adjacent shoreline also provides juvenile salmonid migration corridors, as identified in the *Northern Skagit County Bays and Shoreline Habitat Conservation and Restoration Blueprint (2005 Update)* (WDFW, 2005). To minimize impacts to these critical habitats, the project will:

- Conduct no in-water work
- Conduct no work within 50 feet of the OHWM.
- Implement BMPs, including TESC, SWPPP, and SPCC plans, prior to construction until final stabilization.

5.4 Frequently Flooded Areas (AMC 19.70.615)

The proposed development is located within Flood Zone AE, which is classified as a high-risk area with a 1% annual chance of flooding, as identified by FEMA's Flood Insurance Rate Map (FIRM) panel #5303170080A. However, the project is designed to restore natural drainage patterns and improve the site's hydrologic function. There are no downstream properties in the

vicinity, so the development will not exacerbate flooding risks or affect neighboring areas. As such, the project effectively manages water flow, mitigates potential flood risks, ensuring that no significant impacts on flooding will occur.

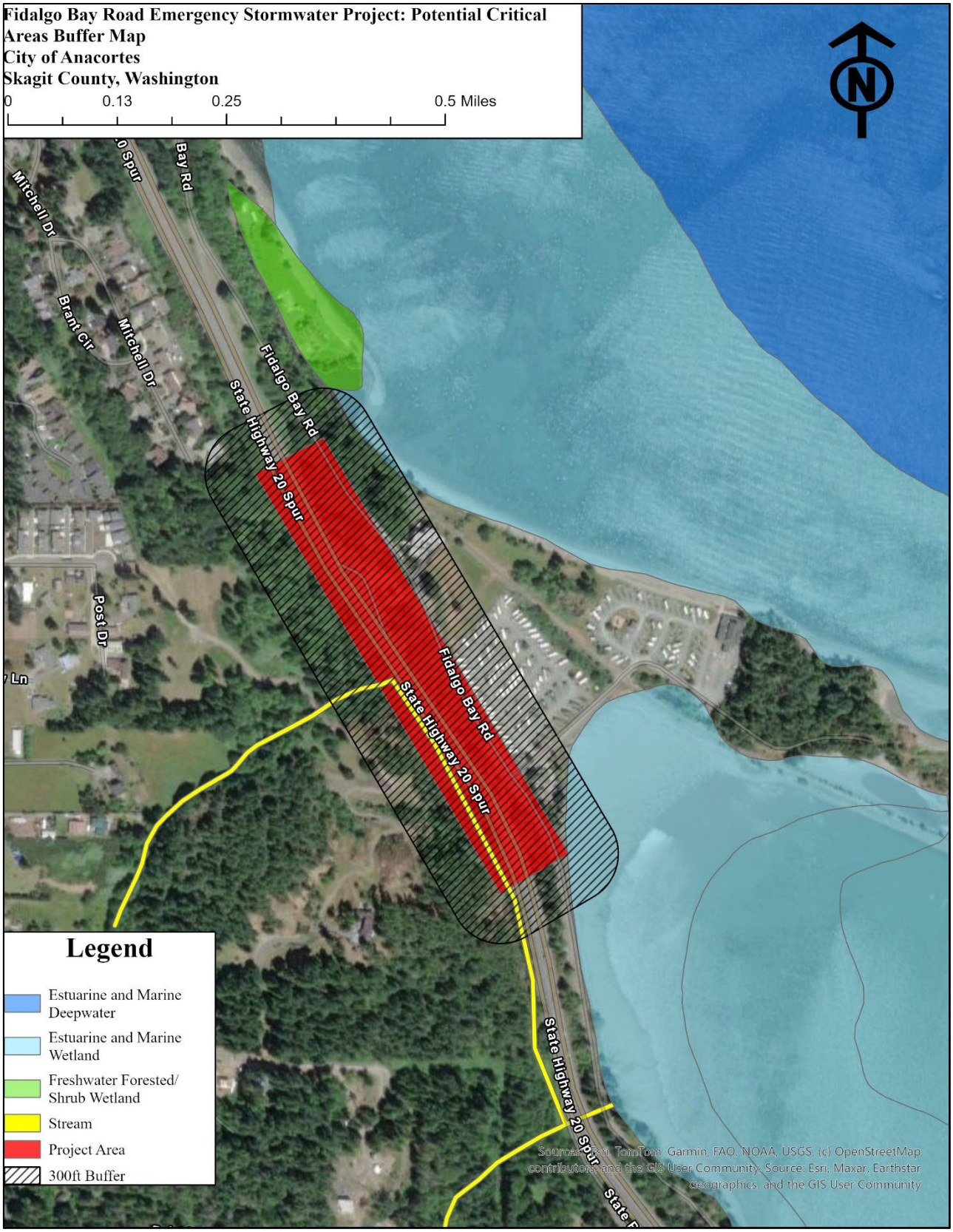
5.5 Geologic Hazards (AMC 19.70.410)

The Washington Geologic Information Portal, provided by Washington State Department of Natural Resources (WADNR) was utilized to identify potential geologic hazards the project site potentially could encounter. The project area is identified as having low liquefaction susceptibility, indicating it is subject o low risk of damage due to earthquakes. However, the address at 4701 Fidalgo Bay Road, Anacortes, WA 98221 (adjacent to the project site, east side) is considered having moderate-to-high liquification susceptibility. This address is also located within a tsunami hazard area. Geologic hazard impacts are not anticipated as the stormwater system is not a critical facility and meets development standards in AMC 19.70.425.

5.6 Wetlands (19.70.210)

A review of the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) indicates a potential freshwater emergent wetland east of the roadway near the RV Park entrance on Weaverling Rd. However, the area identified as a wetland was filled during the development of the RV park and cabin resort and is no longer present. The NWI map also shows potential estuarine and marine wetlands in Fidalgo Bay within 300 feet of the site; these areas will not be impacted by the project as no in-water work is proposed, all activities take place 50 feet or more from the OHWM, and BMPs will be in place to prevent deleterious materials and stormwater from leaving the project area.

Figure 4. Critical Areas



6. Mitigation

While Fidalgo Bay falls within 300 feet of the project, the proposed stormwater improvements do not include in-water work, all activities take place 50 feet or more from the OHWM, and BMPs will be in place to prevent deleterious materials and stormwater from leaving the project area. Furthermore, the project will not lead to a change in pollutant loading or hydrology. Drainage patterns will be restored to the conditions present in 2012 to help control runoff volume and flow, preventing erosion, flooding, and other disruptions that could negatively affect the waterbody and associated critical areas.

On-site mitigation will be provided for the 950 SF of temporary vegetation clearing, comprised of maintained roadside grass and native shrubs, including Oregon grape (*Mahonia aquifolium*), redosier dogwood (*Cornus sericea*), and Scouler's willow (*Salix scouleriana*). The roadside grass and native shrubs will be replaced in kind in accordance with the approved revegetation plan to ensure no net loss of ecological function. Mitigation will also involve the permanent removal of noxious weeds, including Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass (*Phalaris arundinacea*), improving the environmental baseline in the project area.

7. Conclusion

This Critical Areas Report adequately documents the presence of critical areas within the project vicinity and evaluates the anticipated impacts resulting from the proposed project, in compliance with the City of Anacortes Municipal Code (AMC) 19.70. The results of the evaluation have determined that no critical areas would be adversely affected by the proposed stormwater project. In addition, the limited temporary vegetation removal will be mitigated on-site in accordance with the approved revegetation plan to ensure no net loss of ecological function. This report further demonstrates that the project meets the requirements for an exemption from additional reviews under AMC 19.70.40 (Exempt Activities).

8. References

1. Anacortes Municipal Code. (n.d.). *Chapter 19.70: Critical Areas.* Retrieved March 27, 2025, from https://anacortes.municipal.codes/AMC/19.70
2. Federal Emergency Management Agency. (n.d.). *Flood maps*. Retrieved March 27, 2025, from https://www.fema.gov/flood-maps
3. U.S. Fish and Wildlife Service. (n.d.). *IPaC: Information for planning and consultation*. Retrieved March 27, 2025, from https://ipac.ecosphere.fws.gov/
4. U.S. Fish and Wildlife Service. (n.d.). *National wetlands inventory: Wetlands mapper*. Retrieved March 27, 2025, from https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/
5. Washington Department of Fish and Wildlife. (n.d.). *Priority habitats and species (PHS)*. Retrieved March 27, 2025, from https://wdfw.wa.gov/species-habitats/at-risk/phs
6. Washington State Department of Natural Resources. (n.d.). *Geology portal: 2D map viewer*. Retrieved March 27, 2025, from https://geologyportal.dnr.wa.gov/2d-view
7. U.S. Geological Survey. (n.d.). *StreamStats*. Retrieved March 27, 2025, from https://streamstats.usgs.gov/ss/
8. Washington State Department of Natural Resources. (n.d.). *Forest practices application mapping tool (FPAMT)*. Washington State Department of Natural Resources. https://fpamt.dnr.wa.gov/2d-view

Shoreline No Net Loss Analysis

Fidalgo Bay Road Emergency Stormwater Project

Prepared for:

City of Anacortes

904 6th St,

Anacortes, WA 98221

Prepared by:

Widener & Associates

1902 120th Pl SE,

Everett, WA 98208

April 2025

Table of Contents

Figures

Executive Summary

The Fidalgo Bay Road Emergency Stormwater Project, proposed by the City of Anacortes, aims to address flooding concerns along Fidalgo Bay Road during heavy rain events by installing 12-inch stormwater piping. This infrastructure will provide an outfall to Fidalgo Bay, helping to manage stormwater runoff and mitigate flooding risks. The project is located within an area designated as Urban Shoreline.

This No Net Loss (NNL) Analysis has been prepared to demonstrate that the project will comply with the Anacortes Shoreline Master Program (SMP) and ensure no net loss of shoreline ecological functions. The analysis identifies key critical areas , including flood zones, aquifer recharge areas, geologically hazardous areas, fish and wildlife habitat areas/critical saltwater habitats.

The project focuses on the stormwater main and outfall. Restoration of drainage patterns, protection of sensitive species and habitats, and implementation of Best Management Practices (BMPs) will control erosion, manage sediment, and safeguard water quality during construction. Native vegetation will be replanted in temporarily disturbed areas.

Overall this project is designed to maintain shoreline ecological functions while addressing critical stormwater management needs. By implementing effective mitigation strategies, the project will ensure no net loss of shoreline ecological functions and contribute to the long-term sustainability of Fidalgo Bay's shoreline environment.

1. Introduction

1.1 Purpose of Analysis

The City of Anacortes is proposing the Fidalgo Bay Road Emergency Stormwater Project to address flooding issues along Fidalgo Bay Road during heavy rain events. This project will involve the installation of 400 feet of 12-inch stormwater pipe, providing an outfall to Fidalgo Bay for the stormwater system, including diverted surface water from road runoff.

The SMP Guidelines establish the "no net loss" standard for shoreline ecological functions as a key component of shoreline master programs. The purpose of this report is to demonstrate that the proposed project aligns with the shoreline designation of the site through a No Net Loss Analysis.

1.2 Project Location

The project site is located on Fidalgo Bay Road (Fidalgo Bay Rd), adjacent to Fidalgo Bay RV Resort, Cabins and Event Venue, located at the address of 4701 Fidalgo Bay Rd, Anacortes, WA 98221, in Skagit County, Washington. The property, which the project site is next to, is identified by parcel number P33440. The project site exists within Section 32, Township 35 North, Range 02 East. *Refer to Figure 1-Vicinity Map.*

1.3 Project Description

This project involves the installation of 400 feet of 12-inch stormwater piping to enhance the stormwater management system. The system will effectively divert surface water, provide an outfall to Fidalgo Bay, and mitigate flooding along Fidalgo Bay Road during rain events. Work within the shoreline jurisdiction will include the construction of a trench for the installation of the outfall pipe and removal of minimal vegetation, limited to only grasses and shrubs/brush. Revegetation includes replanting grass in areas disturbed during installation of the stormwater pipe and replacing shrubs and brush removed for outfall pad installation. Specifically, six shrubs are depicted on the site plans where the construction will occur. These will be removed during construction and will be replaced with native shrubs as part of the restoration plan.

Figure 1. Vicinity Map


Conifers remain in place
Approx. OHWM
Shrubs to be replaced
Noxious Shrubs to be removed.
Outfall Pad
Stormwater Path

2. Shoreline Existing Conditions

3.1 Shoreline Jurisdiction

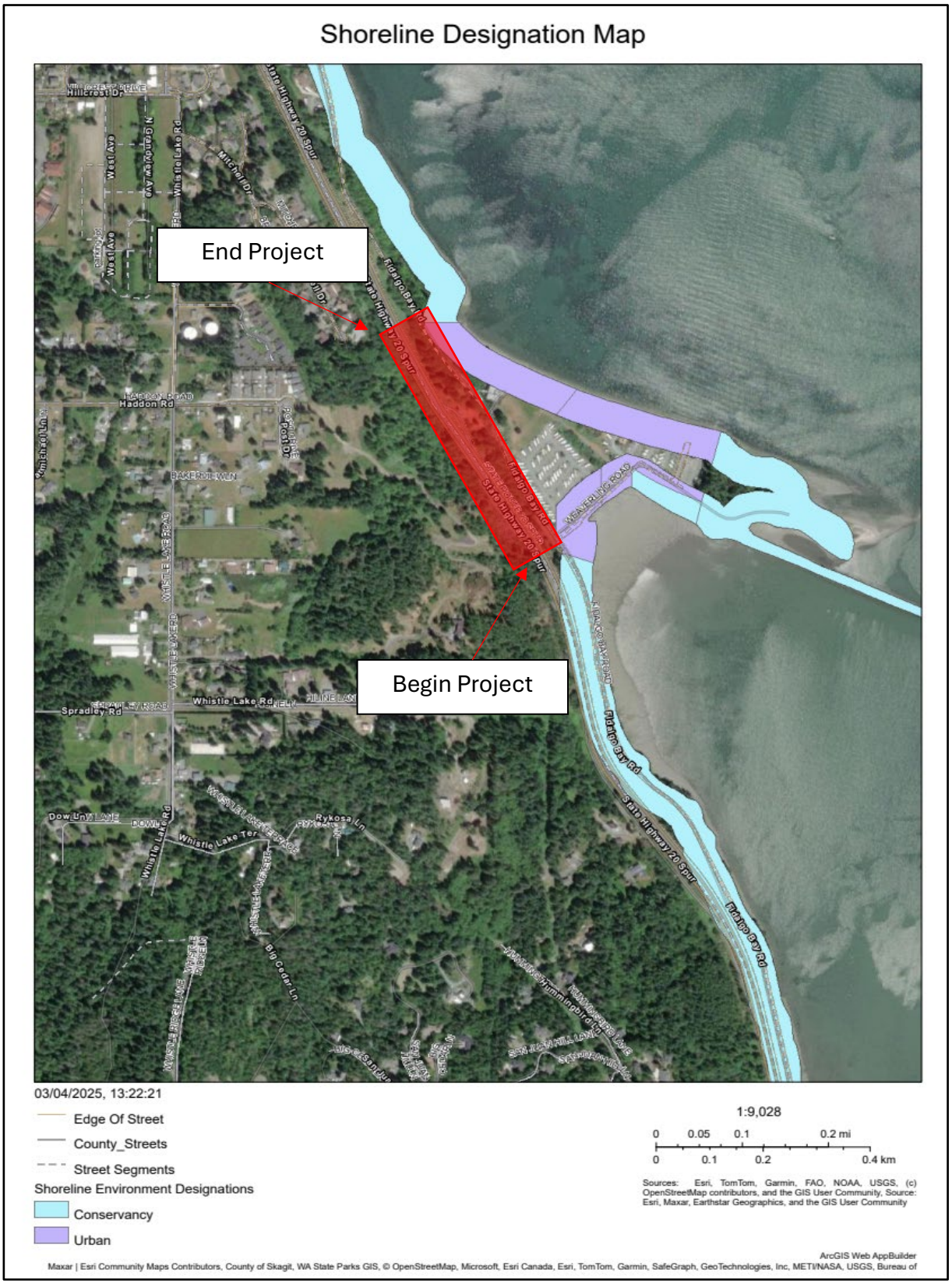
The proposed project is classified as a major utility under the *City of Anacortes Shoreline Master Program (SMP)* 8.14 – Utilities (Primary), due to installing a 12-inch stormwater main, which exceeds the 8-inch threshold for the minor utility designation. Upgrades to existing major utilities are permitted in the shoreline jurisdiction under DR-8.14.6.

3.2 Shoreline Environment Designation

As per SMP 5.10.A, the Urban designation is appropriate for areas that currently support or are planned for general commercial or industrial development. The project includes a stormwater main and outfall, which are water-dependent uses. Development that is classified as water-dependent is permitted under DR-5.10.2.

The Urban designation is located landward of the ordinary high-water mark. *Refer to Figure 2-Shoreline Designation Map.*

Figure 2. Shoreline Designation Map



3.3 Shoreline Description

The project area features limited vegetation, as it runs alongside a roadway and is adjacent to an RV park and cabin resort to the east of Fidalgo Bay Road. This section of the shoreline is primarily used for recreational purposes by tourists and visitors. A boat launch, part of the RV park, is located along the shore to the east of the project site.

This project area is zoned as Commercial Marine (CM) and is characterized by scattered driftwood, sparse trees, shrubs, and small patches of forested areas within the RV park's maintained grassy lawn. To the south of the project site, the shoreline is more undisturbed, featuring rocky outcroppings, weedy grasses, and a forested patch near a residential home.

3.4 Shoreline High Tide Line

To determine the ordinary high water mark (OHWM) for the project area on Fidalgo Bay Rd, a site investigation was conducted on April 18th, 2025. The OHWM was identified by physical markings and characteristics, in accordance with USACE guidance.

Shoreline Critical Areas

4.1 Frequently Flooded Areas

The Fidalgo Bay Road stormwater emergency project has been reviewed in accordance with the Shoreline Master Program (SMP) 6.8, which addresses Frequently Flooded Areas and Tsunami Inundation Areas. The project site is located in Flood Zone AE, as indicated by the FEMA Flood Insurance Rate Map (FIRM) panel #5303170080A, meaning it is within a high-risk area with a 1% annual chance of flooding (100-year floodplain). The project will restore drainage patterns and hydrologic function, addressing the existing flooding concerns along Fidalgo Bay Road. By improving stormwater management and restoring drainage, the project will help mitigate flooding risks.

4.2 Aquifer Recharge Areas

According to the Skagit County Aquifer Recharge Area Map, Category 1 Areas (Skagit County GIS, 2025) the project site is located in potential seawater intrusion area. The proposed project development is not on the list of prohibited activities and meets the purpose of AMC 19.70.510.

4.3 Geologic Hazards

The Fidalgo Bay Road Emergency Stormwater Project aligns with the guidelines set forth in SMP 6.9 Geologically Hazardous Areas, as the site assessment identified low liquefaction susceptibility and erosion hazard soils. To mitigate these hazards, the project will employ Best Management Practices (BMPs) for erosion control, including daily inspections and adjustments as necessary, as specified in SMP Policy 6.5.5. This approach adheres to SMP 6.9's requirements for protecting against slope instability and erosion. While the adjacent property at 4701 Fidalgo Bay Road (Fidalgo Bay RV and Cabin Resort) is in an area with moderate-to-high liquefaction susceptibility and a tsunami hazard, the project itself does not exacerbate these risks. The stormwater system is non-critical and does not necessitate additional slope protection or major structural modifications, thereby ensuring compliance with SMP 6.9 policies. Overall, the project does not introduce new geological hazards and adheres to the required erosion control and stabilization measures in geologically sensitive areas.

4.4 Wetlands

The Fidalgo Bay Road stormwater emergency project has been evaluated in the context of SMP 6.10 Wetlands, which aims to protect and preserve wetland ecosystems and their functions. A review of the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) identifies the potential presence of a freshwater emergent wetland habitat east of Fidalgo Bay Road, near the entrance to the RV Park on Weaverling Road, within the southeastern shoreline boundaries. However, prior development of the Fidalgo Bay RV and Cabin Resort has resulted in the filling of the mapped wetland area, and as a result, the wetland no longer exists at this location.

4.5 Fish and Wildlife Habitat Conservation Areas: Critical Saltwater Habitats

The Fidalgo Bay Road stormwater project adheres to the relevant regulations outlined in WAC 173-26-221(2)(iii), which classifies critical saltwater habitats such as eelgrass beds, kelp beds, and fish spawning areas. Specifically, the project area is located near a critical saltwater habitat that includes spawning areas for forage fish such as herring, smelt, and sand lance, as well as shellfish beds and other intertidal habitats. Refer to Figure 4 for a map depicting spawning areas for forage fish and Figure 5 shows shellfish habitat locations.

To avoid and minimize impacts on these critical areas, the proposed stormwater infrastructure improvements will be constructed above the OHWM, and implement BMPs, including Temporary Erosion and Sediment Control (TESC), Stormwater Pollution Prevention Plan (SWPPP), and Spill Prevention, Control, and Countermeasures (SPCC) plans for the duration of the construction activities until final stabilization.

The project will not result in a change to pollutant loading as it restores drainage patterns to 2012 conditions to reduce the risk of flooding and manage runoff effectively. This approach ensures that the project will not negatively affect water quality, the ecological functions of the shoreline, or the habitat of the fish species residing within the area.

Figure 4. Critical Saltwater Habitat: Spawning Map

Figure 5. Critical Saltwater Habitat: Shellfish Map

3. Mitigation and Avoidance

The Fidalgo Bay Road Stormwater Emergency Project follows the mitigation sequencing process outlined in the SMP to minimize and mitigate environmental impacts. While complete avoidance of impacts is not feasible due to the need to repair and upgrade an existing stormwater facility, the project has implemented minimization measures, including Temporary Erosion and Sediment Control (TESC), Stormwater Pollution Prevention Plan (SWPPP), and Spill Prevention, Control, and Countermeasures (SPCC) plan elements, to adhere to environmental standards.

The construction of the project will require temporary vegetation removal, which is limited to grasses and shrubs, to install the stormwater main and outfall. After construction, the project will restore the affected areas by replanting native shrubs and grasses. These restorative measures align with the requirements of SMP DR.6.5.6 to ensure that ecological functions are restored. No permanent impacts are expected to occur.

5. Conclusion

In conclusion, the proposed project has been thoughtfully designed to preserve and maintain shoreline ecological functions while restoring drainage patterns, ensuring compliance with the City of Anacortes Shoreline Master Program's (SMP) No Net Loss standard.

Through the implementation of effective mitigation and avoidance measures, the project will have no adverse impact on water quality, habitat, or other key ecological functions. The project avoids significant disturbances to sensitive areas, such as spawning habitats, and restores hydrological functions to 2012 conditions. Therefore, it is determined that the project will result in no net loss of shoreline ecological functions and will support the long-term sustainability of the shoreline environment.

References

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Mitigation Plan

Fidalgo Bay Road Emergency Stormwater Project

Prepared for:

City of Anacortes

904 6th St,

Anacortes, WA 98221

Prepared by:

Widener & Associates

1902 120th Pl SE,

Everett, WA 98208

April 2025

1. Proposed Mitigation Description

1.1 Introduction

This Mitigation Plan has been developed to meet the requirements of Anacortes Municipal Code (AMC) 19.70.130 and Anacortes Shoreline Master Program (SMP) DR-6.3.5 for the Fidalgo Bay Road Emergency Stormwater Project. The project involves the installation of 400 feet of 12-inch stormwater pipe, which will provide an outfall to Fidalgo Bay for the stormwater system, including diverted surface water. The primary goal of the project is to address flooding issues along Fidalgo Bay Road during heavy rainfall events. Although no direct impacts to critical areas will occur, there will be limited disturbance to vegetation within the shoreline buffer.

In accordance with SMP DR-6.3.5, this Mitigation Plan outlines specific measures to protect the ecological functions and values of the shoreline environment throughout the project's construction and post-construction phases. The plan includes: (1) the removal of vegetation during construction with minimal disturbance to the shoreline buffer, (2) installation of Best Management Practices (BMPs) for sediment and erosion control to minimize the potential for water quality degradation during construction, (3) restoration of native vegetation and appropriate replanting within the shoreline buffer once construction is complete, and (4) the implementation of monitoring and enforcement measures to ensure compliance with all mitigation requirements. These steps are designed to ensure that the project adheres to the goals of protecting shoreline ecological functions, and that the required improvements are installed, maintained, and monitored to support the long-term health of the shoreline environment.

1.2 Existing Conditions

The project area lies on Fidalgo bay Road (near the entrance to Weaverling Road) adjacent to Fidalgo Bay, a shallow estuarine feature within the Puget Sound ecosystem. The site consists of a narrow strip of vegetated buffer between the roadway and the bay.

Physically, the site includes a gravel shoulder, a shallow roadside ditch, and a sloped area leading to the shoreline. The vegetation consists primarily of Oregon grape (*Berberis aquifolium*), an evergreen native shrub; spurge laurel (*Daphne laureola*), a Class B noxious weed; and wall lettuce (Lactuca muralis), an invasive species in parts of western Washington.

These species are patchy and low-growing, with no mature trees within the disturbance footprint. Please see Appendix A for photos of the current existing conditions and the plants located.

1.3 Environmental Goals and Objectives

The environmental goals of this mitigation plan are to restore and enhance disturbed areas with native vegetation, prevent the re-establishment of invasive plant species, and ensure long-term site stability. Anticipated impacts include the removal of understory vegetation on the east side of Fidalgo Bay Road to allow for riprap installation, substrate impacts from trenching, as well as a minor potential for elevated turbidity and sedimentation during construction.

Mitigation actions include implementing erosion control best management practices (BMPs) during the construction process and restoring the disturbed areas with native shrubs and herbaceous plants after the completion of the project. Vegetation compensation will occur with the goal of preserving and enhancing native plant cover, improving wildlife habitat, and increasing slope stabilization. BMPs such as catch basins and silt fences will be implemented to manage runoff and control sediment during construction. Together, these practices will help maintain water quality and reduce environmental impacts throughout the construction process.

Best Available Science

This mitigation approach is based on best available science (BAS) consistent with AMC 19.70.130(B). It incorporates technical guidance from the *Washington Department of Fish and Wildlife's Salmonid Habitat Guidelines*, the *Washington State Department of Ecology's Critical Areas Handbook*, and the *Western Washington Stormwater Management Manual* (Ecology 2019). These resources are widely recognized as BAS for shoreline and wetland buffer protection, erosion control, and native vegetation restoration. The plan reflects site-specific conditions and incorporates mitigation strategies supported by regional ecological data and scientific literature.

1.4 Proposed Action

Presently, the dominant plants found within the area of vegetation disturbance include Oregon grape (*Berberis aquifolium*), spurge laurel (*Daphne laurelola*), and wall lettuce (Lactuca

muralis). While Oregon grape is considered native, spurge laurel is a class B noxious weed and wall lettuce is considered invasive in parts of Washington.

The proposed vegetation for this project has been selected based on its compatibility with the environmental conditions of the site and the surrounding critical areas. The species chosen are all native to the Pacific Northwest and are known for their ability to thrive in the site's soil and climatic conditions and are identified as hardy in Zone 8b as described by the 2023 U.S. Department of Agriculture (USDA) Plant Hardiness Zone Map in accordance with AMC 19.65.050.

Vegetation removal will be limited to the area designated for the rip rap construction where the majority of the shrubs resides and during trenching process where grass will be removed for the installation of the 12" stormwater pipe. The trench will be approximately 3 feet wide, therefore grass will be replaced in the impacted areas.

No conifer trees will be impacted; only existing groundcover/grasses and shrub or brush species will be cleared. These areas will be replanted with appropriate native vegetation following construction.

1.5 Suggested Shrubs

To re-establish the necessary screening, erosion control, and ecological function, native shrubs and brush species will be planted in the disturbed areas. These suggested species are well-suited to the Fidalgo Bay environment, considering its proximity to wetlands and saltwater marshes. Evergreen Huckleberry *(Vaccinium ovatum)*: A native evergreen shrub that provides excellent groundcover and screening. It thrives in a variety of soil types and offers berries that are important for local wildlife. Pacific Rhododendron *(Rhododendron macrophyllum)*: This native evergreen shrub will provide year-round visual screening and is tolerant of coastal conditions, making it ideal for planting in the buffer zones around Fidalgo Bay. Salal *(Gaultheria shallon)*: A low-growing evergreen shrub that will provide dense coverage to prevent soil erosion. It is a common understory plant in Pacific Northwest coastal areas and provides habitat for small mammals and birds. Viewing the site plans, 6 shrubs are identified within the proposed rip rap area which will be removed and replaced with native shrubs

Spacing will be one shrub per 20 square feet (~4.47 feet distance) in accordance with AMC 19.65.060(A)(3)(c); the shrubs will be a minimum of 1-gallon size at the time of planting per AMC 19.65.050(C).

1.6 Suggested Grasses

In areas where shrubs are not appropriate or necessary such as the ditch, native grasses will be used to stabilize the soil control erosion. The following grass species are adapted to the coastal conditions of Fidalgo Bay and will be hydroseeded where required:

- Tufted Hairgrass (*Deschampsia cespitosa*)
- Blue Wild Rye (*Elymus glaucus*)
- Red Fescue (*Festuca rubra*)

For grasses, typical spacing is 18 inches for 4-inch pots and 24 inches for 1-gallon containers. All grass areas must include at least two inches of composted organic material at finished grade. The grass must achieve full coverage within three years, as required by AMC 19.65.060(A)(3), or based on recommendations from a licensed landscape architect or certified horticulturalist. Grass will be replaced wherever necessary after trenching construction occurred.

Please refer to Table 1 for a summary of the proposed plant materials and details.

Table 1. Proposed Plant Materials and Details

Plant Type	Scientific Name	Common Name	Form	Plant Size	Spacing	Notes
Shrubs	*Vaccinium ovatum*	Evergreen Huckleberry	Evergreen	1-gallon container	1 per 20 sq. ft.	Provides erosion control and wildlife habitat; tolerant of coastal soils
	Rhododendron macrophyllum	Pacific Rhododendron	Evergreen	1-gallon container	1 per 20 sq. ft.	Visual screening and salt-tolerant
	Gaultheria shallon	Salal	Evergreen	1-gallon container	1 per 20 sq. ft.	Dense cover for understory habitat and erosion control
Grasses	*Deschampsia cespitosa*	Tufted Hairgrass	Herbaceous	4-inch pot / 1-gallon	18" (4") or 24" (1 gal)	Ideal for moist ditch areas; hydroseed where required
	Elymus glaucus	Blue Wild Rye	Herbaceous	4-inch pot / 1-gallon	18" (4") or 24" (1 gal)	Stabilizes soil in disturbed areas
	Festuca rubra	Red Fescue	Herbaceous	4-inch pot / 1-gallon	18" (4") or 24" (1 gal)	Salt-tolerant; excellent for erosion control
Compost	N/A	Organic Soil Amendment	N/A	2 inches at finished grade	N/A	Applied across all grass-planted areas

1.7 Site Preparation and Installation Standards

Construction activities will follow a defined sequence, beginning with vegetation clearing, followed by trenching and riprap installation. Once construction is complete, the area will be replanted with native vegetation.

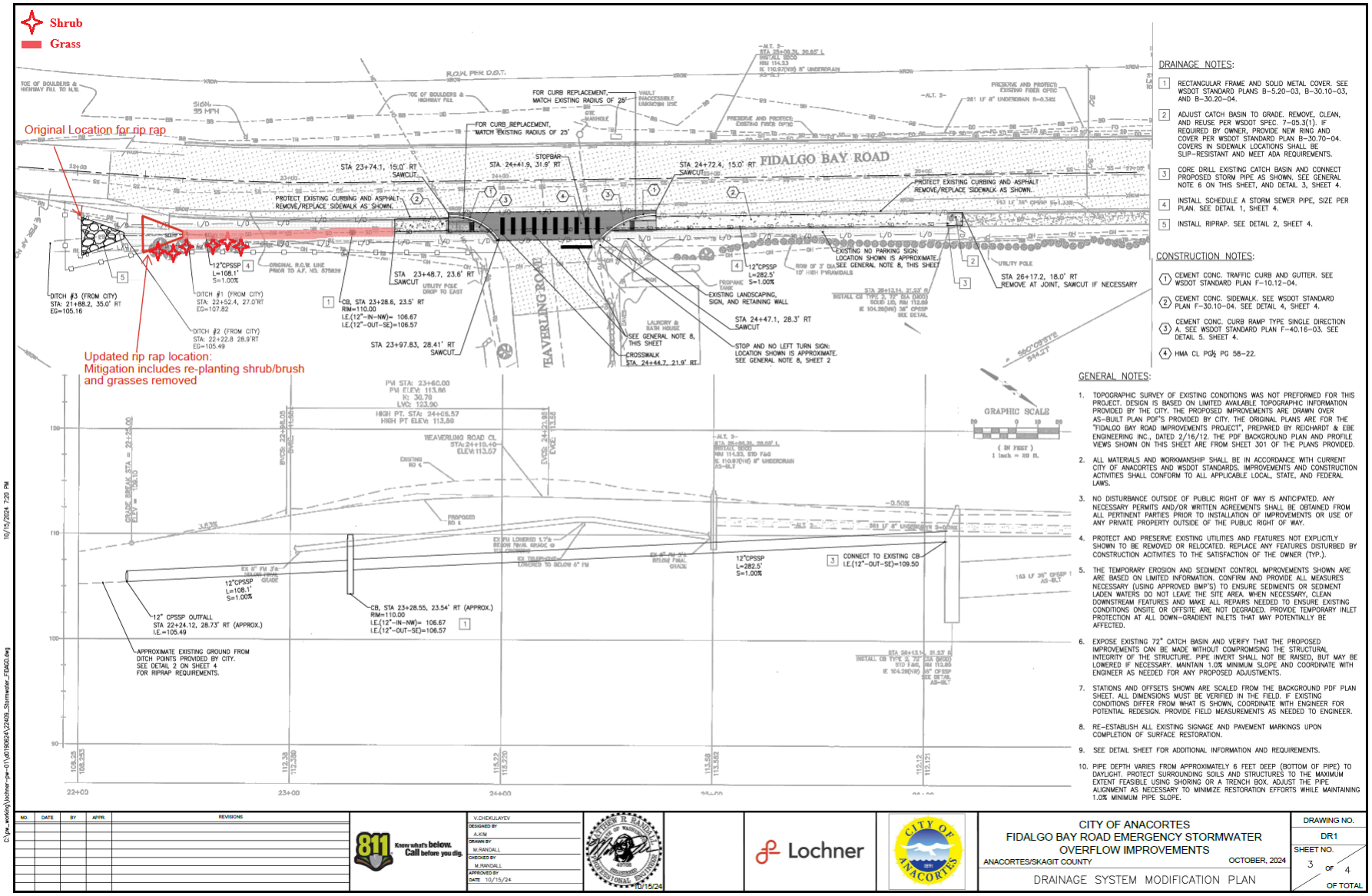
To further minimize environmental impacts, best management practices (BMPs) will be implemented throughout construction to control erosion, manage sediment, and reduce stormwater runoff. Site grading will be designed to match existing slope contours, ensuring the area's natural hydrology is maintained.

Disturbed areas will be revegetated using native species. Shrubs will be planted at a density of approximately one per 20 square feet, and native grasses will be re-established in all areas where they were removed during construction.

To promote successful plant establishment, protective measures such as plant cages and regular weeding will be employed. If necessary, downstream areas will be inspected and cleaned, and any damage will be repaired to ensure that both onsite and offsite conditions are preserved and not adversely affected.

Please refer to Figure 1—Site Plan for specific locations of proposed vegetation placement.

Figure 1. Site Plan and Vegetation Restoration



2. Proposed Monitoring Description

2.1 Success Criteria

Specific performance standards required under AMC 19.70.135(B) include at least 80% survival of installed native plants by the end of year three, removal of invasive species by year two, and no visible sediment discharge beyond the construction footprint.

Monitoring data will include species composition, percent cover, plant survival rates, and notes on erosion and sediment control function. Reports will be submitted to the Shoreline Administrator following each monitoring event (Years 0, 1, 3, and 5), with interim status updates as needed.

2.2 Screening Requirements

The proposed plantings are designed to meet the screening requirements of AMC 19.65.060(A)(3). This includes ensuring that unwanted views from the stormwater infrastructure and surrounding areas are screened within five years of planting. The plant species selected will also provide year-round visual screening and habitat for wildlife. Shrub species such as Pacific rhododendron, evergreen huckleberry, and salal will provide dense, evergreen cover that helps to obscure views of the stormwater management features. These species are well-suited for planting in buffer zones and along the road to provide visual screening. Grasses will help stabilize the soil while supporting the ecological function of the area. These species will be hydroseeded where necessary, ensuring ground coverage and erosion prevention.

2.3 Maintenance and Monitoring

A five-year monitoring and contingency plan, in accordance with AMC 19.70.135(D)(3)**,** will be implemented. Monitoring will occur in years 0 (as-built), 1, 3, and 5, and will include plant survival assessments, invasive species surveys, erosion control evaluations, and site condition observations. Permanent photo points and sampling plots will ensure consistent data. If performance standards are not met, replanting or invasive species control will be triggered. A performance and maintenance bond will be posted in accordance with AMC 19.70.150**,** ensuring compliance and project success.

The City of Anacortes will ensure the maintenance of the landscaped areas through its Public Works Department in accordance with 19.65.080:

Health Monitoring:

All plants will be regularly monitored for growth, health, and pest control. Dead or damaged plants will be replaced promptly to maintain the integrity of the landscape.

Weed and Pest Control:

Weeds and invasive species will be managed to prevent competition with the newly planted native species.

Replacement of Dead or Unhealthy Vegetation:

Any dead, unhealthy, or disfigured vegetation will be replaced with the same species, following the original planting plan and in accordance with AMC 19.65.050.

2.4 Contingency Plan

If monitoring reveals that plant survival falls below 80%, additional plantings will be installed during the next planting season. Failure to meet sediment control standards will result in immediate BMP re-evaluation and reinforcement.

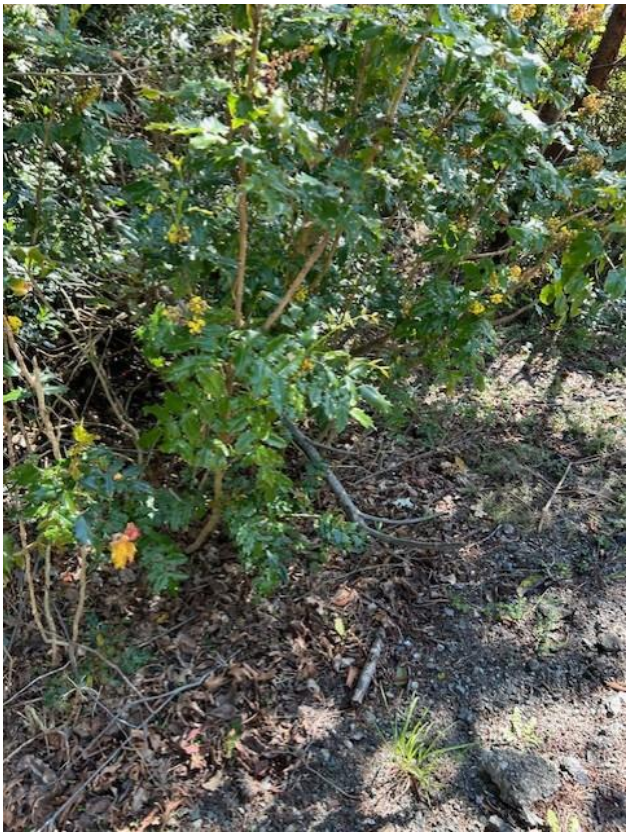
Monitoring will be performed and completed by a qualified professional to ensure the health and survival of the re-planted vegetation.

3. Conclusion

The Fidalgo Bay Road Emergency Stormwater Project Mitigation Plan is designed to address and offset temporary construction-related impacts, with a primary focus on restoring vegetation along Fidalgo Bay Road where vegetation will be removed due to proposed construction. By replanting the disturbed areas with native grasses, shrubs, and understory species, the plan aims to stabilize soil, control erosion, and improve both the visual quality and ecological function of the shoreline buffer. Additionally, temporary erosion control BMPs will be implemented during construction to slow runoff and prevent sediment from leaving disturbed areas, thus protecting nearby wetlands and waterways.

The City of Anacortes is committed to the long-term success of the restoration efforts and will ensure ongoing maintenance to support healthy plant establishment and continued compliance with environmental regulations.

Appendix A: Photos of Existing Plants



Design Considerations for Avoiding and Minimizing Shoreline Buffer Impacts

The following design techniques can contribute to the avoidance and minimization of impacts to shoreline buffers or areas set aside for the conservation of vegetation. This checklist is a resource for local governments and should be completed by applicants proposing development within a shoreline buffer, setback, or vegetation conservation area. Check 'yes' for all design techniques that have been incorporated.

COA Public Works - Fidalgo Bay Emergency Stormwater project

Yes	Design technique	Notes on how project incorporates technique
☐	Use alternative, space-saving septic design (non-conventional)	**N/A, none proposed.**
☒	Reposition structures and/or access to the lot	**Outfall and stormwater main locations were selected to be above OHWM and minimize vegetation clearing.**
☒	Cluster structures	**Proposed structures are adjacent to eachother.**
☐	Decrease building footprint (e.g. add stories, reduce total square footage, reduce deck area, etc.)	**N/A, none proposed.**
☐	Reduce the width of access roads or driveways	**N/A, none proposed.**
☐	Build a road pull off for extra parking where it will reduce the amount of new impervious surfaces within the buffer	**N/A, none proposed.**
☐	Request variances from common property line setbacks if it will help avoid or minimize impacts	**N/A, none proposed.**
☒	Focus development in existing disturbed areas	**Project area is located within previously disturbed City ROW.**
☐	Use no-excavation or minimal-excavation technologies for building foundations (e.g., pin foundations)	**N/A, none proposed.**

Yes	Design technique	Notes on how project incorporates technique
☒	Avoid grading by incorporating natural topography into site design	**Utilizes the existing stormwater ditch depression to minimize earthwork.**
☒	Avoid or minimize the removal of native trees and shrubs through site design and by incorporating plants already on site into landscape design	**Alignment chosen to avoid the removal of trees and minimize temporary shrub impacts.**
☐	Use pervious materials for construction of hard surfaces	Click or tap here to enter text.
☐	Disperse downspouts to vegetated areas or into rain gardens instead of impervious surfaces	**N/A, none proposed.**
☐	Install signage and/or wildlife-permeable fencing at boundaries of protected areas	**N/A, none present.**

SEPA[1] Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

"property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Fidalgo Bay Road Emergency Stormwater Project

2. **Name of applicant:**

   City of Anacortes

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

   Andy Rheaume

   904 6th St

   Anacortes, WA 98221

   (360) 299-1954

4. **Date checklist prepared:**

   10/23/2024

5. **Agency requesting checklist:**

   City of Anacortes PCED Department

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

   As soon as permits have been issued.

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

   No.

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

   The following reports are required:

   -Critical Area Report: Addressing streams, wetlands, critical saltwater habitat, and fish and wildlife habitat areas per SMP Section 6.4 and SMP Appendix A- Shoreline specific critical areas.

   - Will identify project impacts to shoreline ecological resources, address mitigation sequencing, and any proposed mitigation, to achieve no net loss.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   HPA permit with Washington Fish and Wildlife.

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

    HPA permit with Washington Fish and Wildlife.

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

    This project will install 390 feet of 12-inch stormwater pipe and outfall to Fidalgo Bay to relieve flooding of Fidalgo Bay Road during rain events.

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

    4701 Fidalgo Bay Road Anacortes WA 98221

    State Route 20 spur North take a slight right onto Fidalgo Bay Road.

    Latitude 48.842

    Longitude –122.596

    County Skagit

    Township 35 N

    Range 02 E

    Section 32

    Quarter Section NW 1/4

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Fidlago Bay Road adjacent to the Fidalgo RV Park. All work will occur in the right-of-way installing 390 feet of 12-inch stormwater pipe parallel to and within the right-of-way.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

See attached map.

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

0-5 percent slopes.

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

165—Xerorthents, 0 to 5 percent slopes
Map Unit Setting
National map unit symbol: 2htw
Elevation: 0 to 250 feet
Mean annual precipitation: 15 to 60 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 180 days
Farmland classification: Not prime farmland
Map Unit Composition
Xerorthents and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.
Description of Xerorthents
Setting
Landform: Flood plains, hillslopes
Parent material: Human transported and disturbed material
Typical profile

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

H1 - 0 to 7 inches: variable
H2 - 7 to 60 inches: stratified extremely gravelly sandy loam
Properties and qualities
Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 24 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
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(WAC 197-11-960)
Hydrologic Soil Group: A
Hydric soil rating: No
Minor Components
Bow
Percent of map unit: 5 percent
Landform: Terraces
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: Yes

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

The project area (Fidalgo Bay Rd) is identified as having low liquefaction susceptibility, indicating it is subject to low risk of damage due to earthquakes. However, the address at 4701 Fidalgo Bay Road, Anacortes, WA 98221 (adjacent to the project site) is considered having moderate-to-high liquification susceptibility. This address is also located within a tsunami hazard area.

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

1. **Trench Excavation Class B** – 231 C.Y.
2. **Topsoil** – 82 C.Y.
3. **Crushed Surfacing Top Course** – 60 Tons
4. **Crushed Surfacing Base Course** – 50 Tons

5. **Quarry Spalls** – 18 Tons (8.2 C.Y.)

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

Yes, erosion could occur due to clearing, construction, or use when soils are exposed. Erosion control will be inspected once a day and modified to meet the surrounding conditions as needed.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A, no new impervious surfaces will be added.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

BMP's will be used per the Western Stormwater Manual. See attached SWPPP.

2. Air

Find help answering air questions[4]

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

Construction work could result in emissions from equipment, dust from grading.

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

The March's Point refineries are located across from Fidalgo Bay ad are the source of emissions but are unlikely to affect the proposal.

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

N/A, no proposed measures are made to reduce or control emissions or other impacts to air.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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

   Unnamed Stream/Weaverling Rill: According to U.S. Geological Survey (USGS) StreamStats and the National Wetlands Inventory (NWI) Mapper, an unnamed stream (locally known as Weaverling Rill) exists within 300 feet of the project area. The databases map this stream as originating uphill from SR-20 and flowing through the Fidalgo Bay drainage basin. Investigations by Widener & Associates and the City of Anacortes Public Works Department have determined that this drainage is incorrectly mapped. The current pathway of the unnamed stream/Weaverling Rill flows downslope to SR-20, where it enters a culvert to pass under the roadway. It then discharges to the slope between SR-20 and Fidalgo Bay Road, where it runs downslope to enter the Fidalgo Bay Road stormwater system 350 feet north of the project area. No impacts are anticipated due to the location of the stream over 350 feet north and upslope of the project area.

   Fidalgo Bay lies within 300 feet of the project area; no impacts are anticipated to the waterbody as BMPs will be in place during construction to prevent sediments and stormwater from leaving the project area.

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

   Yes, see attached plans.

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

   N/A, no fill and dredge materials will be placed in/removed from surface water or wetlands.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No.

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

   Yes- Zone AE

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

   No.

b. Ground:

Find help answering ground water questions[7]

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

   No.

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

   N/A, waste material will not be discharged into ground from septic tanks or other sources.

c. Water Runoff (including stormwater):

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

   This project aims to resolve stormwater management issues on Fidalgo Bay Road. The current stormwater facility on Fidalgo Bay Road is unable to handle heavy rain events, leading to surcharging of the storm vault. As a result, the

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

storm system overflows, causing flooding on both lanes of the road. To address this, the city plans to add an overflow to the existing vault to capture the excess stormwater and redirect it south, piping it to the original outfall where stormwater was discharged prior to 2012.

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

   Yes, waste materials could enter ground or surface waters if not properly managed, potentially contaminating groundwater or flowing into nearby water bodies. Proper containment and disposal will be carried out to prevent this. BMPs including stormwater management and erosion control will be implemented in order to prevent any waste materials from entering ground/surface waters.

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

   No, drainage patterns will be maintained.

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

The purpose of the project is to reduce and control runoff water.

4. Plants

Find help answering plants questions

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

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

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

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

☒ **other types of vegetation**

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

Grasses, weedy vegetation, and shrubs/brush along the roadway edge will be removed and altered.

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

No threatened or endangered plant species are known to be on or near the site.

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

Any vegetation that is removed during the construction of the project will be replaced and monitored to ensure survival.

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

According to the Washington Invasive Species Council, potential noxious weeds and invasive species potentially near the site include:

- English Ivy (*Hedra helix*)
- Himalayan blackberry (*Rubus armeniacus*)
- Scotch Broom (*Cytisus scoparius*)
- Common Tansy (*Tanacetum Vulgare*)
- Butterfly Bush (*Buddleia Davidii*)
- Rush Skeletonweed (*Chondrilla juncea*).

5.Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk**, heron, eagle, **songbirds**, other**:**
- **Mammals: deer**, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, **herring**, **shellfish**, other**:**

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

According to USFWS IPaC, potential threatened/endangered species which could exist in/near the project site include:

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- Marbled Murrelet (*Brachyramphus marmoratus*)
- Yellow-billed Cuckoo (*Coccyzus americanus*)
- Bull Trout (*Salvelinus confluentus*)
- Dolly Varden (*Salvelinus malma*)
- Monarch Butterfly (*Danaus Plexippus*)
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*)

However, these species are not expected to occupy the area due to lack of suitable habitat.

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

No.

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

N/A, no proposed measures to preserve or enhance wildlife.

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

According to the Washington Invasive Species Council, potential invasive animal species known to be on or near the site include:

European green crab (*Carcinus maenas*),

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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

Fuel for construction equipment.

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

No.

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

N/A, no energy conservation features are included in the plans of the project.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No.

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

No known or possible contamination is at the site from present or past uses.

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

No existing hazardous chemicals/conditions exist that might affect project development and design.

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

N/A, no toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4. **Describe special emergency services that might be required.**

N/A, no special emergency services are required.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

N/A, there are no proposed measures to reduce or control environmental health hazards.

b. Noise

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

No noise exists within the area which may affect the project.

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

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

construction, operation, other)? Indicate what hours noise would come from the site)?

Construction equipment.

3. **Proposed measures to reduce or control noise impacts, if any:**

   N/A, no proposed measures are made to reduce or control noise impacts.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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

   The current use of the site is a roadway, Fidalgo Bay Rd, and adjacent properties are residential homes exist further west and north of the project area. To the east directly next to the project site is an RV park and cabin resort which borders the Fidalgo Bay shoreline. The proposal will not affect the current land uses on nearby/adjacent properties.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   No.

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

      No.

c. **Describe any structures on the site.**

   No structures on site.

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

   No.

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

CM

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

CM

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

Urban/Conservancy

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

No.

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

No persons would reside or work in the completed project.

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

No persons will be displaced as a result of the completed project.

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

N/A, no displacement impacts will occur.

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

None.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A, there are no impacts to agricultural and forest lands of long-term commercial significance.

9. Housing

Find help answering housing questions[12]

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

None.

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

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

None.

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

N/A, no housing impacts will occur as no housing units exist within project area.

10. Aesthetics

Find help answering aesthetics questions[13]

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

There are no structures included within the project.

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

None.

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

N/A, no aesthetic impacts will occur as there are no structures to be constructed in the project.

11. Light and glare

Find help answering light and glare questions[14]

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

None.

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

No.

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

None.

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

N/A, no proposed measures to reduce or control light and glare impacts since they are not expected to exist.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

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

None exist within the direct project site. However, within the project site vicinity, an RV park and cabin resorts exist adjacent east of the project location. Tommy Thompson Trail also runs parallel to Fidalgo Bay Rd, east of the roadway.

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

N/A, the proposed project will not displace any existing recreational uses to the area.

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

N/A, no impacts will occur to recreational areas and recreation opportunities.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

No.

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

Yes, there is evidence of Indian historic use. The Samish Tribe is working with the City to provide archeologist on site during construction.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Samish Tribe volunteered to provide archeological oversight of the project. The state Department of Archeology and Historic Preservation (DAHP) database and WISSARD were used to assist.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Trenching will be done in already disturbed areas where human transported and disturbed material has already been deposited.

14. Transportation

Find help with answering transportation questions[16]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Fidalgo Bay Rd is the main roadway serving the site.

State Highway 20 Spur is a major highway. When headed north then take a right on R Ave exiting the highway, then right on 34th Street, then another right onto S Ave into 35th Street will lead you onto Fidalgo Bay Rd.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Fidalgo Bay Rd is not served by public buses; the nearest bus stop is along R Avenue or Commercial Avenue (approximately 2-3 miles away).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.

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

The project will not generate any additional vehicular trips once completed as the roadway will not have any increased capacity.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

N/A, no proposed measures to reduce or control transportation impacts.

15. Public services

Find help answering public service questions[17]

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

No.

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

N/A, no proposed measures to reduce or control direct impacts on public services.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

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

General construction activities for the outfall project will include site preparation (clearing vegetation, grading, and establishing access), excavation for trenching and utility installation, construction of stormwater infrastructure (such as pipes and outfall structures), backfilling and grading, and site restoration.

Equipment needed will likely include excavators, bulldozers, backhoes, cranes, trenchers, and dump trucks for earth-moving and material handling. Additionally, tools for erosion control and testing equipment for system verification. The project will also involve traffic control measures and potential coordination with utility services.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Ross Widener

Position and agency/organization: Widener & Associates

Date submitted: **04/18/2025**

D.Supplemental sheet for non-project actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

    - **Proposed measures to avoid or reduce such increases are:**

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

   - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

SEPA COMMENTS ADDRESSED

The question from the SEPA , Libby's Comment in GREEN , and W&A Response in RED

1) Agency requesting checklist: City of Anacortes PCED Department
2) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: The following reports are required:

-Critical Area Report: Addressing streams, wetlands, critical saltwater habitat, and fish and wildlife habitat areas per SMP Section 6.4 and SMP Appendix A- Shoreline specific critical areas.

- Will identify project impacts to shoreline ecological resources, address mitigation sequencing, and any proposed mitigation, to achieve no net loss.

3) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:

Libby's Comment: "*Yes or no response needed. GIS shows soils as erosion hazard soils. Tsunami hazard area."*
The project area (Fidalgo Bay Rd) is identified as having low liquefaction susceptibility, indicating it is subject to low risk of damage due to earthquakes. However, the address at 4701 Fidalgo Bay Road, Anacortes, WA 98221 (adjacent to the project site) is considered having moderate-to-high liquification susceptibility. This address is also located within a tsunami hazard area.

4) Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Libby's Comment: *"I did not see the grading quantities listed on the plans."*
1. Trench Excavation Class B – 219 C.Y.
2. Topsoil – 82 C.Y.
3. Crushed Surfacing Top Course – 60 Tons
4. Crushed Surfacing Base Course – 50 Tons
5. Quarry Spalls – 18 Tons (8.2 C.Y.)

5) Could erosion occur because of clearing, construction, or use? If so, generally describe.
Libby's Comment: *"Yes or no response needed. GIS shows soils as erosion hazard soils. Couldn't erosion occur during construction when soils are exposed?"*
Yes, erosion could occur due to clearing, construction, or use when soils are exposed. Erosion control will be inspected once a day and modified to meet the surrounding conditions as needed.
6) What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known

Libby's Comment: *"Yes or no response needed. Construction work could result in emissions from equipment, dust from grading."*

Construction work could result in emissions from equipment, dust from grading.

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

Libby's Comment: *"The Marchs Point refineries are located across Fidalgo Bay and are the source of emissions, but are unlikely to affect the proposal."*

The March's Point refineries are located across from Fidalgo Bay ad are the source of emissions but are unlikely to affect the proposal.

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

Libby's Comment: *"Please provide more details here about work and the current state of the stream. Source, etc. Also, is the water that will use this overflow clean (does not contain street surface runoff) or treated?"*

An unnamed stream has been identified within 300 feet of the project. According to the Forest Practices Application Mapping Tool (FPAMT) the stream is designated as perennial and Type F (potential to support fish).

However, it is not within the project area and is located across two roadways (the stream is on the west side of SR-20, but the project is on the east side of Fidalgo Bay Road), which precludes any functions or values that a stream buffer would provide. No impacts are anticipated due to the location of the stream across the roadways and BMPs will be in place during construction to prevent sediments and stormwater from leaving the project area.

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

Libby's Comment: *"Please provide more detail here about work in and adjacent to the piped stream."*

The proposal will not require surface water withdrawals or diversion due to the piped stream separated from the proposed project site by two roadways; it goes into a culvert that flows into Fidalgo Bay.

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

Yes- Zone AE (EL'7)

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

Libby's Comment: *This is not N/A, a response is needed.*

No.

12) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the

well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

Libby's Comment: *This is not N/A, a response is needed.*

No.

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

Libby's Comment: T*his is not N/A, a response is needed*

N/A, waste material will not be discharged into ground from septic tanks or other sources.

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

Libby's Comment: *Is there documentation that this is where the stream discharged historically?*

This project is to address stormwater issues on Fidalgo Bay Road. The stormwater facility on Fidalgo Bay Road cannot keep up with rain events. When it rains the storm vault surcharges causing the storm system to surcharge and flood both lanes on the road, The City is going to have an overflow in the existing vault, capture the surcharged stormwater and pipe it south to the original outfall where the stormwater discharged before 2012.

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

Libby's Comment: *This is not N/A, a response is needed.*

Yes, waste materials could enter ground or surface waters if not properly managed, potentially contaminating groundwater or flowing into nearby water bodies. Proper containment and disposal will be carried out to prevent this. BMPs including stormwater management and erosion control will be implemented in order to prevent any waste materials from entering ground/surface waters.

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

Libby's Comment: *This is not N/A, a response is needed.*

Yes, the proposal will affect drainage patterns in the area. It aims to manage stormwater more effectively by capturing surcharged water and redirecting it to the original outfall, which may alter the flow and distribution of runoff in the vicinity.

17) Check the types of vegetation found on the site:

Libby's Comment: *Doug fir, madrone, alder, shrubs, grass*

Deciduous tree, evergreen tree, shrubs, grass, and other.

18) What kind and amount of vegetation will be removed or altered?

Libby's Comment: *This is not N/A, a response is needed.*

19) What kind and amount of vegetation will be removed or altered?

Libby's Comment: *This is not N/A, a response is needed. Plans are not clear what existing vegeation is present and what will be removed.*
Grasses, weedy vegetation, and shrubs/brush along the roadway edge will be removed and altered.

20) List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

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

Libby's Comment: *Removed vegetation must be replaced and monitored to ensure survival.*

Any vegetation that is removed during the construction of the project will be replaced and monitored to ensure survival.

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

According to the Washington Invasive Species Council, potential noxious weeds and invasive species known to be near the site include English Ivy (*Hedra helix)* , Himalayan blackberry (*Rubus armeniacus*), Scotch Broom (*Cytisus scoparius),* Common Tansy (*Tanacetum Vulgare*), Butterfly Bush (*Buddleia Davidii*), Rush Skeletonweed (*Chondrilla juncea)*

23) List any birds and other animals that have been observed on or near the site or are known

to be on or near the site. N/A

Examples include:

• Birds: hawk, heron, eagle, songbirds, other:

• Mammals: deer, bear, elk, beaver, other:

• Fish: bass, salmon, trout, herring, shellfish, other:

24) Would your project affect the potential use of solar energy by adjacent properties? If

so, generally describe.

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

Libby's Comment: There are no sidewalk panels on the south side of Weaverling.

The current use of the site is a roadway, Fidalgo Bay Rd, and adjacent properties are residential homes exist further west and north of the project area. To the east directly next to the project site is an RV park and cabin resort which borders the Fidalgo Bay shoreline. The proposal will not affect the current land uses on nearby/adjacent properties.

Outlook

RE: Request for project review (City of Anacortes permit: SDP-2024-0007)

From DAHP SEPA <sepa@dahp.wa.gov>
Date Thu 7/17/2025 11:13 AM
To Grace Pollard <gracep@anacorteswa.gov>; pced <pced@anacorteswa.gov>
Cc jferry@samishtribe.nsn.us <jferry@samishtribe.nsn.us>; jjefferson@swinomish.nsn.us <jjefferson@swinomish.nsn.us>; sschuyler@upperskagit.com <sschuyler@upperskagit.com>; ryoung@tulaliptribes-nsn.gov <ryoung@tulaliptribes-nsn.gov>; steve@snoqualmietribe.us <steve@snoqualmietribe.us>; guy.moura@colvilletribes.com <guy.moura@colvilletribes.com>; lenat@lummi-nsn.gov <lenat@lummi-nsn.gov>; kjoseph@sauk-suiattle.com <kjoseph@sauk-suiattle.com>

1 attachment (146 KB)
2025-07-04471_survey recommended.pdf;

Hi Grace,
Attached please find my comments for this project. If you have any questions, please feel free to contact me.
Sincerely

Tamela Smart (she/her)
Local Government Archaeologist

Email: tamela.smart@dahp.wa.gov
Mobile: 360-628-2755
Hours: 6:30AM - 3:00PM
Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov

From: Grace Pollard <gracep@anacorteswa.gov>
Sent: Wednesday, July 16, 2025 1:46 PM
Subject: Request for project review (City of Anacortes permit: SDP-2024-0007)

External Email

Good Afternoon,

The City of Anacortes - Planning, Community & Economic Development (PCED) Department has received an application from the City of Anacortes - Public Works Department for a Shoreline Substantial Development Permit (SDP-2024-0007) for a proposed stormwater facility extension along an approximately 400-foot stretch of Fidalgo Bay Road near the Fidalgo Bay Resort (4701 Fidalgo Bay Rd.). The Notice of Application/SEPA/Public Hearing is attached to this email and application submittal document can be accessed online at ci-anacortes-wa.smartgovcommunity.com by searching for the file number, **SDP-2024-0007**, under "Public Notices". This application has a 30-day comment permit, please have your comments submitted to **pced@anacorteswa.gov** by **5pm August 15th**.

If you have any questions, please feel free to contact me directly.

Thank you,

Grace Pollard
Senior Planner
Planning, Community & Economic Development
Office: 360-293-1901 **Desk:** 360-588-8231

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 17, 2025

Grace Pollard
Senior Planner
City of Anacortes

In future correspondence please refer to:
Project Tracking Code: 2025-07-04471
Property: Fidalgo Bay Road Stormwater Repair (SDP-2024-0007)
Re: Archaeology - Survey Requested

Dear Grace Pollard:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project area is located within close proximity to a number of previously recorded archaeological sites. It also located within an area identified as "Survey Highly Advised: Very High Risk" on the DAHP Archaeological Risk Assessment Model. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities.

We also recommend consultation with the affected Tribes. We would appreciate receiving any correspondence or comments from the tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review. Should the project change please consult with our office and the affected tribes.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any cultural resource consultants and is included on all future project correspondence. Should you have any questions, please feel free to contact me.

Sincerely,

Tamela Smart

Tamela Smart, M.A.
Local Government Archaeologist
(360) 628-2755
Tamela.Smart@dahp.wa.gov

Outlook

PCED Received
Date: July 25, 2025
Document received by the Planning, Community & Economic Development Department

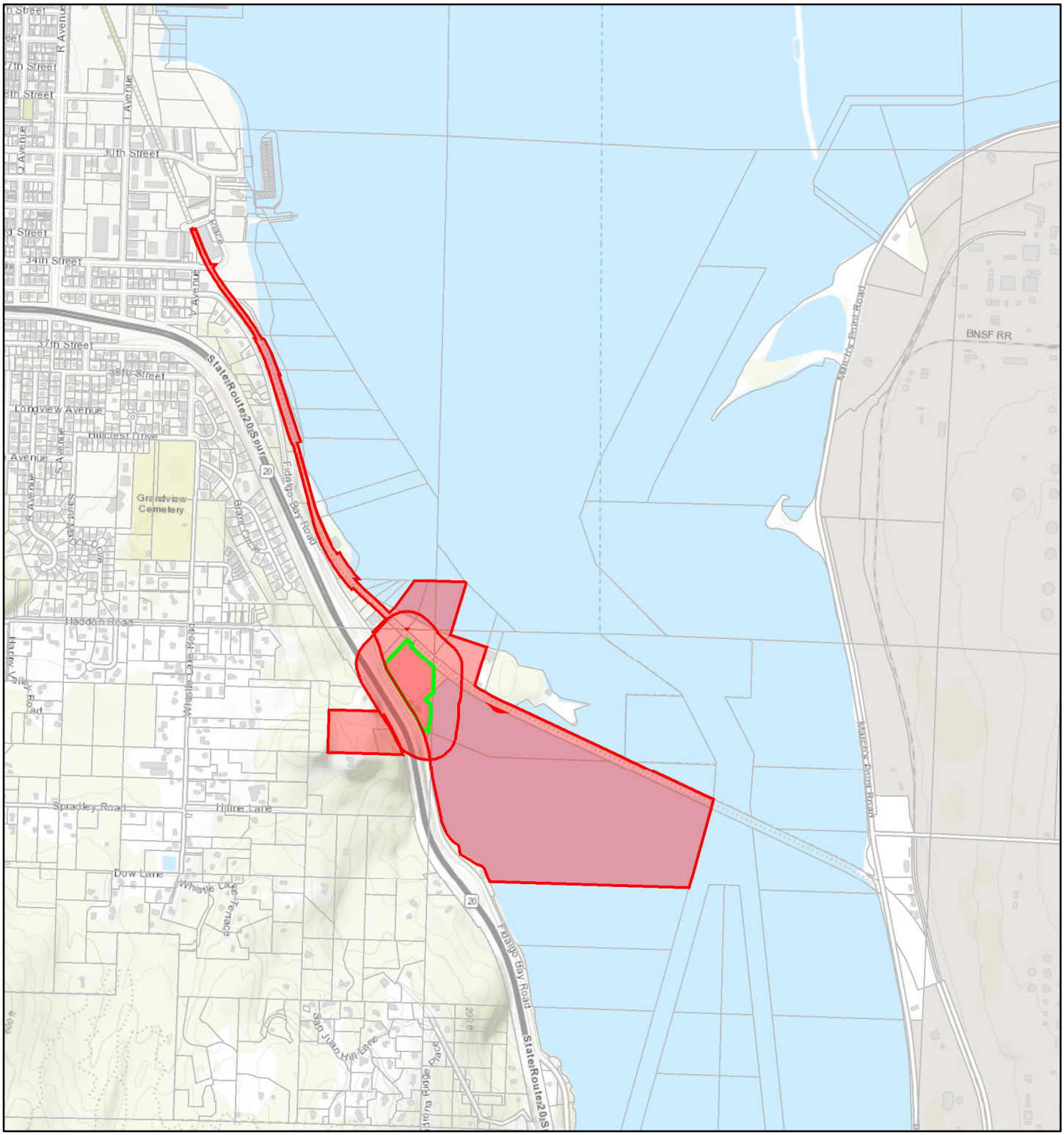
Fidalgo Bay Rd Stormwater Repair project

From Werden, Brenda (DNR) <BRENDA.WERDEN@dnr.wa.gov>
Date Fri 7/25/2025 2:24 PM
To Grace Pollard <gracep@anacorteswa.gov>

Hi Grace, I left you a voicemail but wanted to follow up with email regarding the above project. I will need to ascertain whether any portion of the project will occur on State-owned aquatic lands as that would require a use authorization from DNR.

Thank you.

Brenda Werden
Easement Land Manager
Orca-Straits District, Aquatic Resources Division
Washington State Department of Natural Resources
919 N Township St, Sedro-Woolley, WA 98284
Cell: 360-870-6395
Brenda.Werden@dnr.wa.gov **www.dnr.wa.gov**



March 21, 2025

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Legend

County Boundary

Tax Parcels

Pre Tax Account Property

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features 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. Map discrepancies can be as great as 300 feet.

PNumber	OwnerNam	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerCity	OwnerState	OwnerZip	SitusStNo
P112899	CITY OF ANACORTES	PO BOX 547			ANACORTE	WA	98221	
P112900	CITY OF ANACORTES	PO BOX 547			ANACORTE	WA	98221	
P122579	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	4701
P133635	ALOE WILLI	HENRY MOLLY J		6755 HILIN	ANACORTE	WA	98221	
P33025	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	
P33037	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	
P33269	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	1105
P33271	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	
P33272	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	
P33273	SKAGIT COUNTY			1800 CONT	MOUNT VEI	WA	98273	
P33440	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	4701
P33480	STATE OF W	AQUATIC R	PO BOX 47027		OLYMPIA	WA	98504	
P33483	SAMISH INDIAN NATION			PO BOX 21	ANACORTE	WA	98221	

SitusStNam SitusCSZ

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FIDALGO B, ANACORTE WA 98221

NOTICE OF NEIGHBORHOOD MEETING

A pre-application neighborhood meeting has been scheduled to introduce a potential project described below. The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

PROJECT DESCRIPTION: The City of Anacortes Public Works Department is seeking approval of a Shoreline Substantial Development Permit (SDP-2024-0007) for the installation of a new stormwater pipe to provide the stormwater system with an outfall to Fidalgo Bay. The project will occur in the existing right-of-way.

PROJECT LOCATION: 4701 Fidalgo Bay Road

MEETING LOCATION, DATE & TIME: April 15th @ 6pm via Teams

HOW TO JOIN THE VIRTUAL MEETING: Scan the QR code below or go to anacorteswa.gov/1499/Community-Neighborhood-Meetings. You can also call in (audio only): +1 (323) 486-3157 (Phone Conference ID: 743 178 47#)

PROJECT APPLICANT
Name **Andrew Rheaume**
Address **904 6th Street, Anacortes, WA 98221**
Email / Phone # **360-299-1954**
andrewr@anacorteswa.gov

PROPERTY OWNER
Name **Samish Indian Nation**
Address **PO Box 217, Anacortes, WA 98221**
Email / Phone # **360-726-3244**
planning@samishtribe.nsn.us

WHO CAN ATTEND A NEIGHBORHOOD MEETING?
Neighborhood meeting notices are posted on the project site, published in the Anacortes American Newspaper, and mailed to neighboring landowners located within 300-feet of the subject property. Anyone however is welcome to attend a neighborhood meeting whether a neighbor of the project or not.

CAN I SUBMIT COMMENTS?
Following a neighborhood meeting, if an applicant proceeds with the submittal of a land use permit application, public notice will be provided consistent with AMC requirements and a public hearing will be held, if applicable. Comments should be submitted during this phase of the project so that they become part of the record and taken into consideration by the decision maker.

NOTICE OF APPLICATION & SEPA REVIEW - OPTIONAL DNS PROCESS w/ 30-DAY PUBLIC COMMENT PERIOD, and NOTICE OF PUBLIC HEARING

Project Name: Fidalgo Bay Road Stormwater Repair
File Number: SDP-2024-0007
Property Owner: Samish Indian Nation
Applicant: Andrew Rheaume, City of Anacortes Public Works Director
Date of Application: October 23, 2024
Date of Completeness: June 4, 2025
Project Location: 4701 Fidalgo Bay Road (P122579)

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

The City of Anacortes Public Works Department has requested a shoreline substantial development permit for the installation of 400 feet of a new stormwater pipe to provide the stormwater system with an outfall to Fidalgo Bay. This project will also relieve flooding of Fidalgo Bay Road during rain events. The project will occur in the existing right-of-way. The pipe will be placed underneath the sidewalk, then will cross the driveway to the Fidalgo RV Park and will end in a rip rap ditch that was previously where the road drained to. The Fidalgo RV Park is on the eastern side of Fidalgo Bay Road and the project site. On the western side is a steep slope with SR 20 at the top of the slope. To the south is Fidalgo Bay. The area of work is partially located within the Urban Shoreline Designation and is zoned Commercial Marine (CM).

State Environment Policy Act (SEPA) Review: Based on review of the submitted SEPA Environmental Checklist and other environmental documents provided including a Shoreline No Net Loss Analysis, Critical Areas Report, Mitigation Plan, and preliminary stormwater management report, the City of Anacortes as the lead SEPA agent anticipates issuing a Determination of Nonsignificance (DNS) for this proposal as probable significant adverse environmental impacts are unlikely. The Optional DNS process as specified in WAC 197.11.355 is being utilized and this may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination may be obtained upon request.

Required Project Permits/Approval: The following may be required in addition to the above: Hydraulic Project Approval (HPA) permit with Washington Fish & Wildlife.

Public Comment Period: The Notice of Application with a 30-day public comment period is herein published this day, July 16, 2025. All written comments timely submitted by **5:00 PM Friday, August 15, 2025,** will be considered by the decision-makers prior to the open-record decision hearing.

Public Hearing - Planning Commission, open-record public hearing: **Wednesday, August 20th @ 6pm** in Council Chambers @ City Hall (904 6th Street) and via Zoom video conferencing.

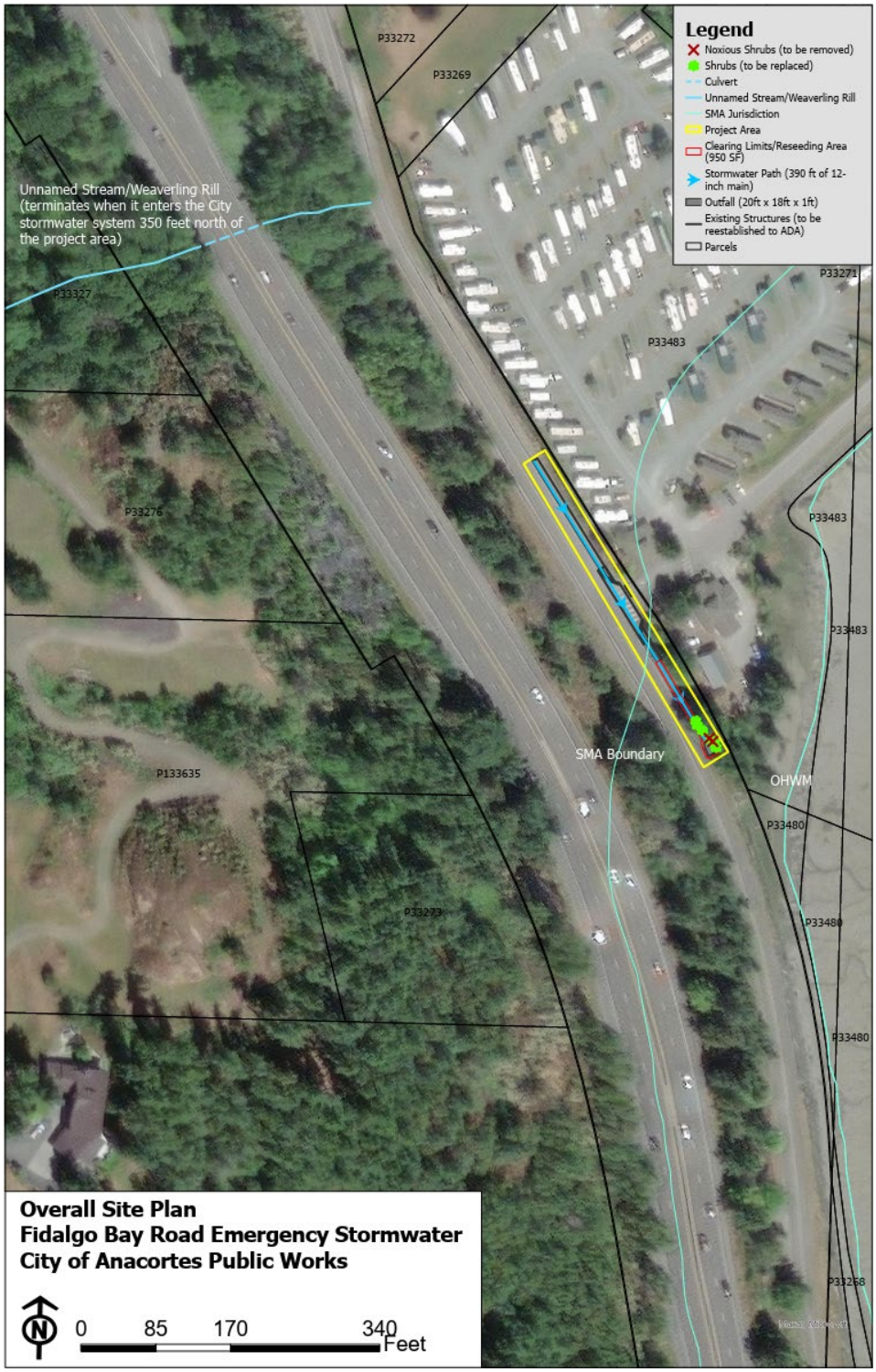
- Virtual meeting participation instructions and connection information can be accessed at anacorteswa.gov/700. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
- Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk at 360-299-1960 24-hours before the hearing to make special arrangements.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PROVIDE COMMENT, PARTICIPATE IN ANY HEARINGS, AND REQUEST A COPY OF THE FINAL DECISION.

Document Availability: Application documents may be reviewed by scanning the above QR Code or by going to ci-anacortes-wa.smartgovcommunity.com, clicking *Public Notices,* then selecting file no. **SDP-2024-0007**.

Appeal: Within 14-days after written notice of the decision is distributed, any party with standing may file a local appeal to be heard by City Council, per AMC 19.20.180. Appeal of the final decision shall be filed within 21-days of filing the final permit with the Department of Ecology and shall be heard by the Shoreline Hearings Board pursuant to the procedures and timelines of RCW 90.58.180.

City Contact: Grace Pollard, Senior Planner; Email: pced@anacorteswa.gov Phone: (360) 588-8231
Mail: City of Anacortes Planning Dept., P.O. Box 547, Anacortes, WA 98221
Written comments must be substantive and include the name and address of the commentor.



CITY OF ANACORTES

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

ANACORTES PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW & DECISION

PROJECT FILE NUMBER	SDP-2024-0007
PROJECT NAME	Fidalgo Bay Road Stormwater Improvements
PROJECT LOCATION	Fidalgo Bay Road public right-of-way at the intersection of Weaverling Road abutting Fidalgo Bay Resort at 4701 Fidalgo Bay Road (P122579).
PROJECT DESCRIPTION	The City of Anacortes Public Works Department is seeking a Shoreline Substantial Development Permit to address recurring flooding issues along Fidalgo Bay Road. The project is designed to manage the overflow from the existing stormwater facility during heavy rain events. The proposal includes installation of approximately 390-feet of 12-inch-wide stormwater pipe and construction of a new 20-foot by 18-foot riprap outfall to safely disperse stormwater near the shoreline of Fidalgo Bay. All work will be confined to the existing public right-of-way.
APPLICANT'S AGENT	Ross Widener, Widener & Associates, 1902 120th Place SE, Everett
OWNER / APPLICANT	City of Anacortes Public Works Department, Andrew Rheaume, Director
PUBLIC HEARING & DECISION BODY	Anacortes Planning Commission
PUBLIC HEARING DATE	Wednesday, August 20, 2025
PLANNING COMMISSION DELIBERATIONS:	Wednesday, August 20, 2025
DOCUMENTS AVAILABLE AT:	https://ci-anacortes-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome

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

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. The staff report dated August 13, 2025, accurately describes the project proposal and is hereby incorporated by reference.
2. The following members of the public provided testimony during the public hearing:
   a.
3. The following additional exhibits were entered into the record at the public hearing:
   a.
4. The following additional Findings of Fact and/or Conclusions of Law are entered:
   a.

DECISION

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

☒ Approve with Conditions

☐ Approve

☐ Deny

CONDITIONS OF APPROVAL:

1. Prior to any ground disturbing activities, the applicant shall provide written confirmation from the Samish Indian Nation of their agreement to provide archeological oversight of the project during construction, or the applicant shall obtain a professional archaeological survey of the project area prior to any ground disturbing activities, as was recommended by the Department of Archeology & Historic Preservation.
2. All applicable permits shall be secured before any construction activities begin. Copies of applicable local, state, and federal permits must be on file with the Public Works Department, including a WA Fish & Wildlife HPA permit.
3. Efforts to protect trees located in the vicinity of the proposed outfall must be made. Trees located in the adjacent Conservancy shoreline environment designation will not be permitted to be removed and shall not be negatively impacted by the outcome of the project without prior Planning Department review.
4. The project shall not cross onto or impact property outside of the public right-of-way during or after construction without explicit consent from the property owner(s).
5. Prior to completion of the work, the Contractor shall provide as-built drawings to the Anacortes Public Works Department and provide a Construction Completion Report signed by the Engineer of Record.

6. Best Management Practices (BMPs) including stormwater management and erosion control measures must be implemented to prevent any waste materials from entering the ground and/or surface waters.

7. No activity shall take place waterward of the Ordinary High Water Mark including actions of temporary nature during construction.

8. The storage of construction materials shall not be located within shoreline jurisdiction unless the materials and access to the materials can be located completely on existing improved hard surface.

9. All mitigation and monitoring techniques outlined in the *Mitigation Plan* prepared by Widener & Associates dated April 2025 shall be followed. Monitoring reports shall be submitted to the city following each monitoring event (Years 0, 1, 3, and 5) with interim status updates as needed.

10. Existing vegetation that is removed during construction activities must be replaced according to the approved *Mitigation Plan* and must be monitored to ensure survival. Monitoring shall be performed and completed by a qualified professional.

11. The City of Anacortes will ensure the maintenance of the revegetation areas through the Public Works Department in accordance with AMC 19.65.080.

12. The scope of the project shall not exceed that as set out in the shoreline permit application and shall be valid only for the improvements described within the application materials, except as modified by this decision or other jurisdictional agencies. This permit does not include review or approval of any new uses.

13. All work shall conform to the current WSDOT standard specifications, the City of Anacortes drainage codes and ordinances and the City of Anacortes engineering and development standards.

14. The applicant/landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.

15. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to those listed in the staff report.

16. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:

    16.1. *Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period*

for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.

16.2. *5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.*

Commission Vote	**Support**	**Oppose**	**Absent**	**Abstain**
Frank Jeretsky				
James Stoneman				
Linda Martin, Chair				
Luke Currier				
Michael Mills				
Paul Ryan				
William McCombs				
Total	**-**	**-**	**-**	**-**

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

Liinda Martin, Planning Commission Chair

Date